

64 Wester Drylaw Drive

DRYLAW, EDINBURGH, EH4 2ST



An attractive two-bedroom semi-detached home offering bright, well-proportioned accommodation



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McEwan Fraser Legal is delighted to present this attractive two-bedroom semi-detached house on Wester Drylaw Place, Edinburgh. Offering generously proportioned accommodation and excellent outdoor space, the property represents an excellent opportunity for first-time buyers, young families and those seeking a comfortable home within easy reach of the city centre.

THE LIVING ROOM



The accommodation is accessed via a welcoming entrance hallway that leads into an attractive living room. The room benefits from excellent natural light, and a contemporary fireplace creates a natural focal point.

THE KITCHEN



The living room leads to the kitchen, fitted with a good range of base and wall-mounted units that provide generous preparation and storage space. The kitchen features a mix of integrated and freestanding appliances.





On the first floor, two generously proportioned double bedrooms both benefit from integrated wardrobes. This level is completed by a family bathroom fitted with a three-piece suite.

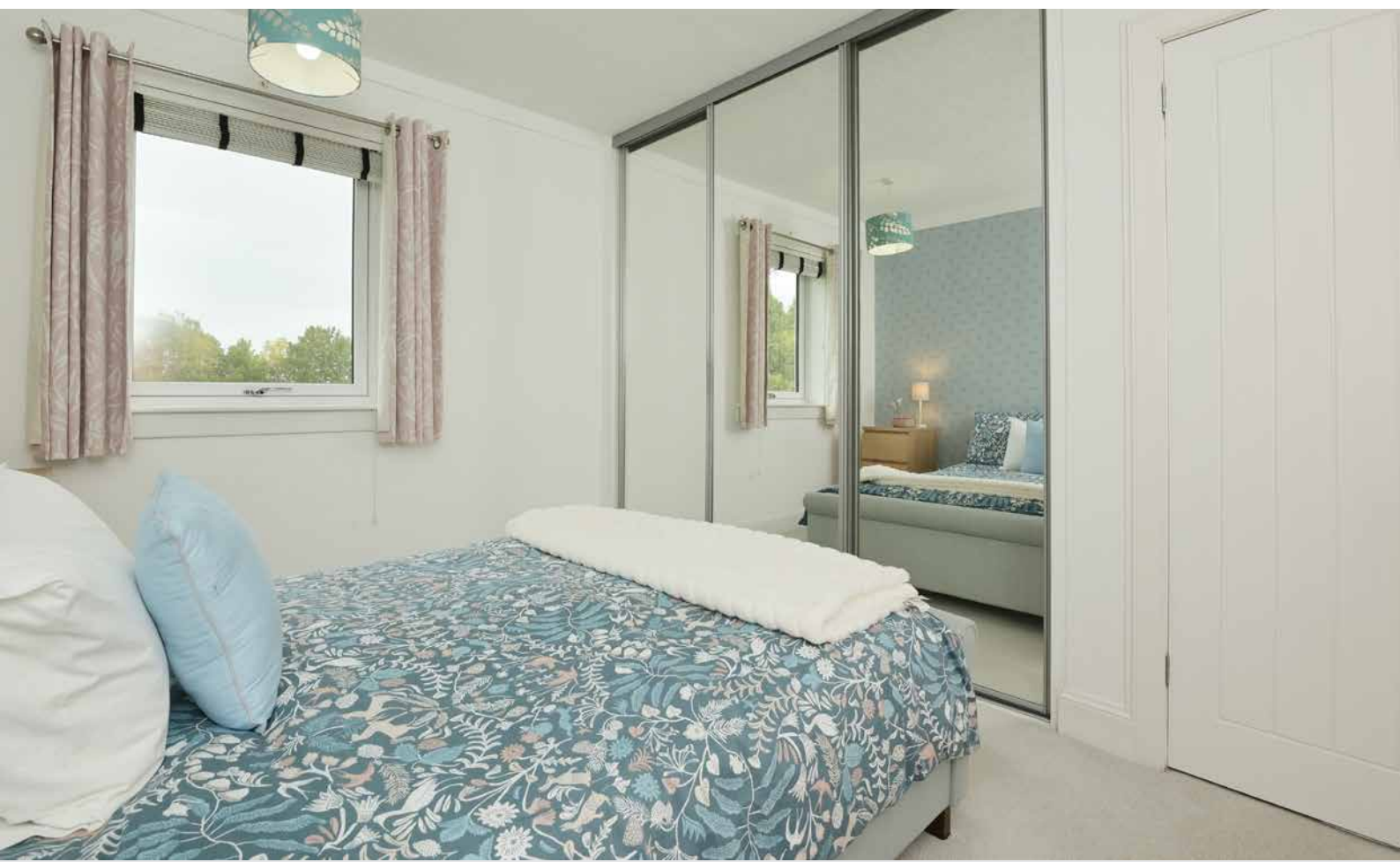
THE BATHROOM



BEDROOM 1



BEDROOM 2



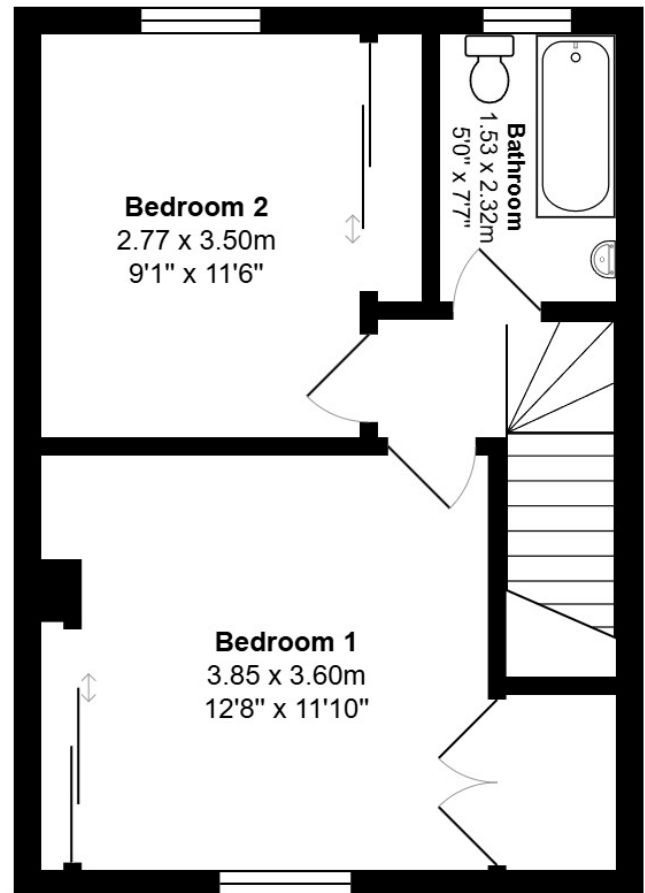
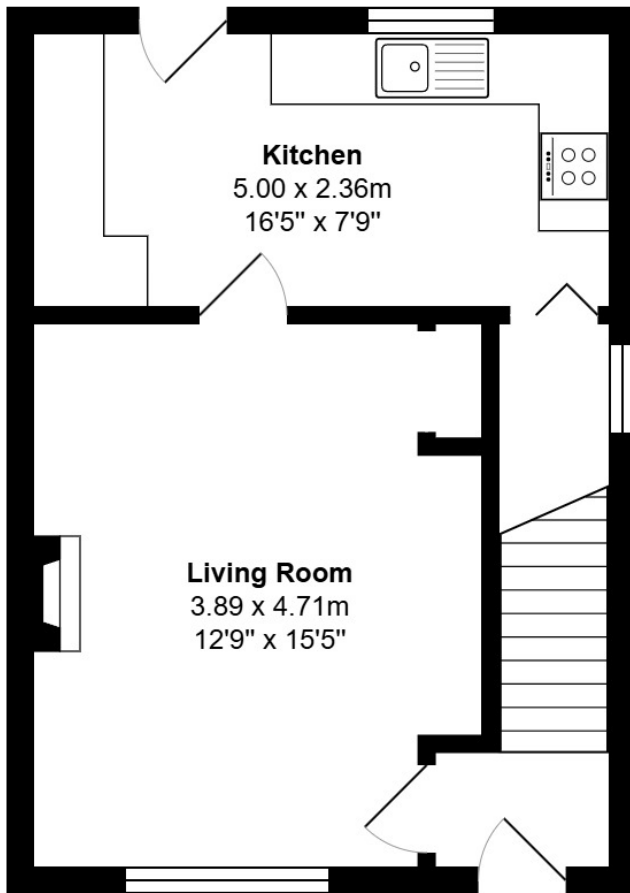
Externally, the property enjoys a particularly generous, well-maintained rear garden, offering excellent space for outdoor entertaining, children's activities, or simply relaxing in the warmer months

With a practical layout, well-proportioned accommodation, and excellent outdoor space, this appealing semi-detached home suits a range of buyers and offers an excellent opportunity to purchase in an established residential area of Edinburgh.

EXTERNALS & VIEW

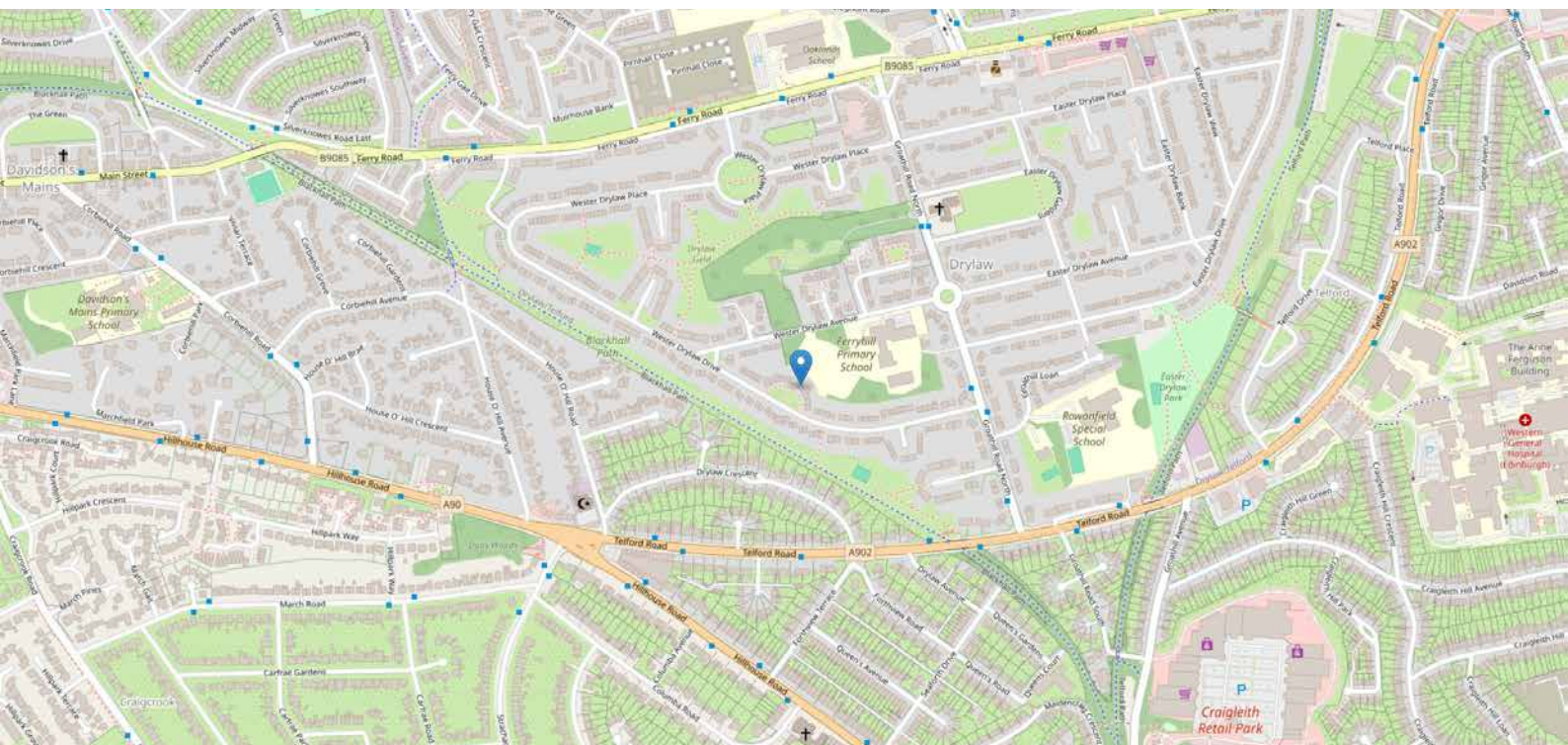


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 72m² | EPC Rating: C



THE LOCATION

Wester Drylaw Drive is situated within the established residential area of Drylaw, to the north-west of Edinburgh city centre. The area is particularly popular with families, first-time buyers, and professionals, offering an excellent balance of convenient local amenities, recreational facilities, and easy access to the city centre. A good selection of everyday shopping facilities is available locally, with further amenities in nearby Davidson's Mains and Blackhall. Craigleith Retail Park is also within easy reach, offering a range of major retailers, supermarkets and other services. For a wider selection of shopping, restaurants and entertainment, Edinburgh city centre is readily accessible, while the popular neighbourhoods of Stockbridge and Comely Bank are also conveniently located.





The area offers excellent outdoor recreational opportunities. The extensive open spaces of Inverleith Park and the Royal Botanic Garden Edinburgh are within easy reach, while nearby Silverknowes and Cramond provide attractive coastal walks and access to the waterfront. The area also offers a variety of sports facilities, golf courses, and leisure opportunities, making it appealing for those who enjoy an active lifestyle.

Families are well catered for, with local primary and secondary schools, nurseries, and childcare facilities nearby. Regular bus services provide convenient connections to Edinburgh city centre and neighbouring districts, while the nearby road network offers straightforward access to the City Bypass, Queensferry Crossing, Edinburgh Airport and the wider motorway network.

Combining the convenience of an established residential neighbourhood with excellent transport connections and abundant nearby green space, Wester Drylaw Drive offers an attractive location for a wide range of buyers.



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