



RALPH SAYER
SOLICITORS & ESTATE AGENTS

35 Wester Drylaw Place

Edinburgh EH4 2TN

35 Wester Drylaw Place

Nestled within an established residential estate in the popular area of Drylaw, this beautifully presented mid-terrace villa offers a perfect blend of modern living and convenient location. Just 3 miles northwest of Edinburgh's city centre, you'll find yourself close to a wealth of local amenities that cater to your every need.

Set back behind a neat front garden, step inside and you'll be immediately captivated by the stylish interiors and spacious accommodation that await you. The entrance hall leads you into an inviting open plan lounge, dining and kitchen, where natural light floods the space from it's dual aspect. At the rear of the home is a sleek modern kitchen framed by a convivial peninsular unit and complete with integrated appliances. Adjacent to the kitchen is a practical rear lobby area complete with utility cupboard and direct access to your generous south facing garden, mainly laid to lawn for easy maintenance. Venture upstairs to discover two excellent double bedrooms, both thoughtfully designed and with built-in storage. Completing this beautiful home is a stunning fully tiled shower room featuring a luxurious chrome/glass enclosure - an ideal sanctuary for unwinding after a long day. This property truly embodies modern living in a quiet residential neighbourhood.

Property Summary

- Mid- terrace villa
- Stylish open plan lounge/diner/kitchen
- Contemporary kitchen with peninsular unit
- Rear lobby with utility cupboard
- Two double bedrooms with built-in storage
- Modern shower room
- Gas heating & double glazing
- Partially floored attic space
- Front garden & south facing rear garden with shed
- EPC Rating - C | Council Tax Band - C

Extras: fitted floors, blinds, all integrated kitchen appliances and garden shed, to be included in the sale.

Home Report Value - £240,000







Stylish
mid-terrace
villa with
south facing
garden





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dream property!



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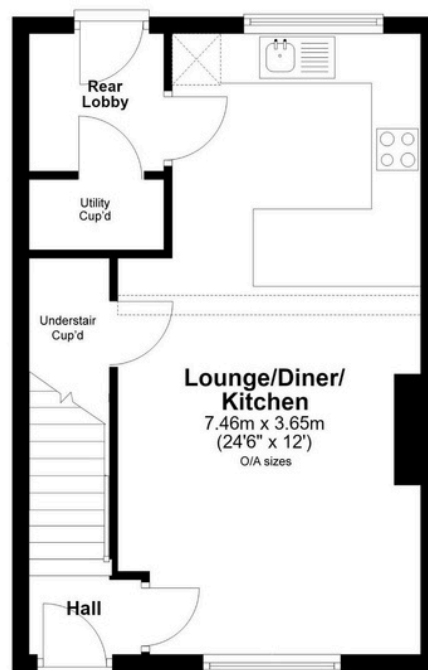


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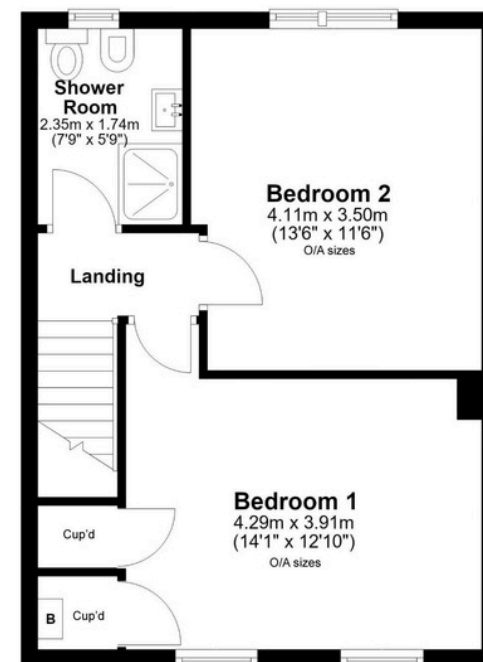
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)

Total Area: approx. 75.0 sq.m metres (807.8 sq. feet)

Location

Drylaw is an established residential area north-west of the city centre (3miles), due to it's proximity to the city centre and easy access to the A90 and the bypass, it is an ideal choice for first time buyers and investors, with Edinburgh College also based close by. There are excellent local amenities, including banks, post office, library and health centre. Two Morrisons stores with more extensive shopping are found at nearby Craighleith Retail Park.

Part of the Water of Leith pathway, runs by Wester Drylaw, offering pedestrian and bike access through the city, plus Granton Harbour and Silverknowes offer fabulous walks along the Firth of Forth. Also in the area is Ainslie Park Leisure Centre with a swimming pool. Two good golf courses are close. It has good transport links and an excellent local bus service operates to the City Centre and to the business parks at South Gyle and Royal Bank of Scotland Headquarters.