McEwan Fraser Legal
Solicitors & Estate Agents

173 Wester Drylaw Drive

DRYLAW, EDINBURGH, EH4 2TA



Charming two-bedroom semi-detached home with spacious interiors, four-car driveway and generous private rear garden in popular Drylaw



0131 524 9797

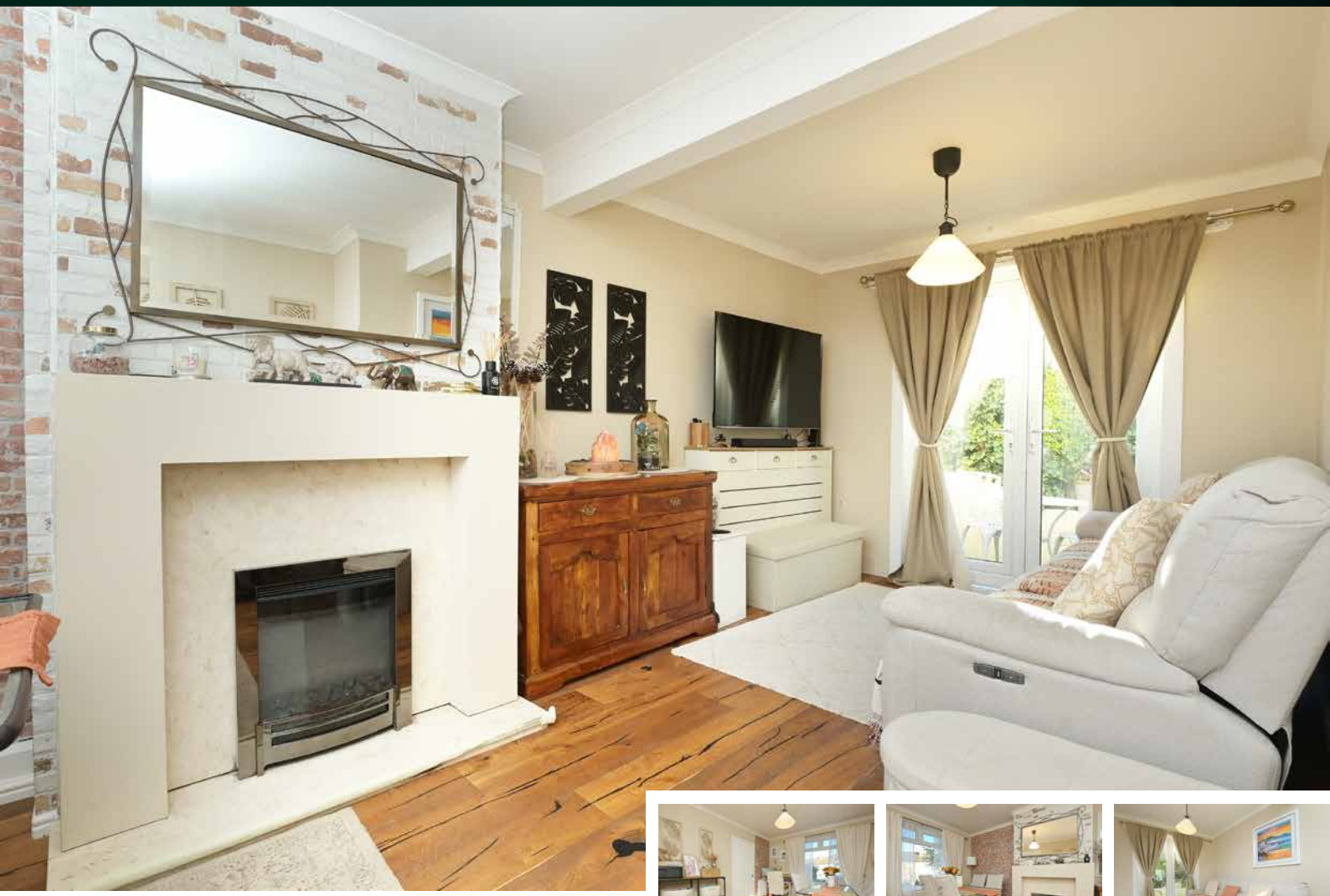
www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to present this two-bedroom semi-detached home, situated within the popular residential area of Drylaw, Edinburgh. Offering spacious accommodation, charming character features, a private four-car driveway and a generous rear garden, this property is an ideal choice for first-time buyers, young families or those looking to downsize.

Upon entering, you are greeted by an inviting vestibule featuring warm-toned decor, a partially glazed front door and a charming wooden staircase leading to the upper level. The hallway is finished with neutral decor and wooden flooring, providing access to the lounge and kitchen through glazed French doors, enhancing the sense of space and light.

THE LOUNGE





The generously proportioned lounge provides an inviting space for both relaxing and entertaining, featuring attractive wooden flooring, neutral decor and a distinctive ceramic brick-effect feature wall. A charming fireplace adds character to the room, while the spacious layout comfortably accommodates a dedicated dining area. A large window allows natural light to fill the space, complemented by elegant curtains, while French doors open directly onto the rear garden, creating an effortless connection between indoor and outdoor living.

THE KITCHEN



The well-presented kitchen features a selection of white wall and base units, complemented by contrasting wood-effect worktops. A range-style cooker with extractor hood creates a focal point, while freestanding appliances offer everyday practicality. A window above the sink allows natural light into the room, with recessed ceiling spotlights and wood-effect flooring completing the space. A partially glazed door provides convenient access to the rear garden.





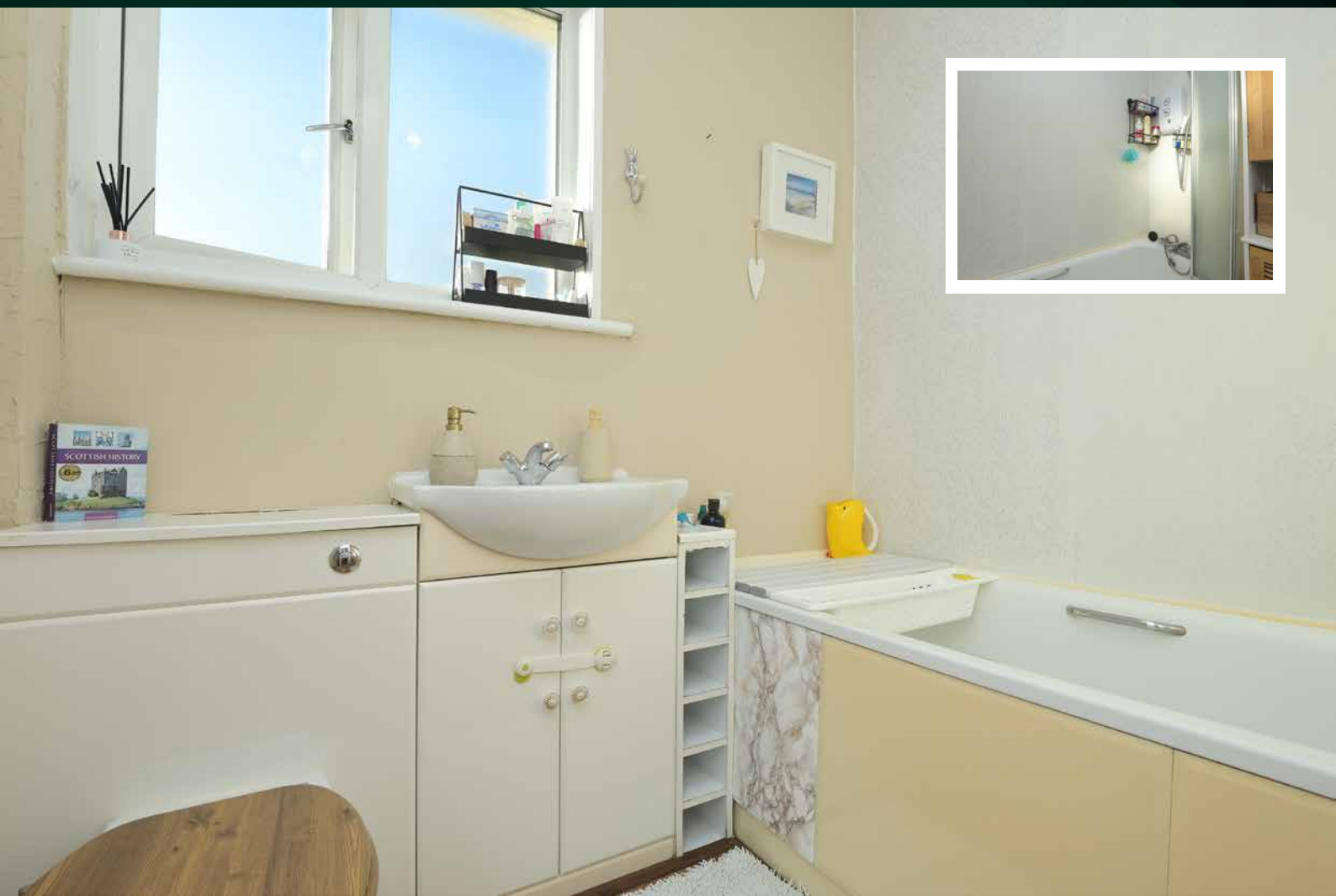




Upstairs, the landing features warm-toned decor and a ceramic brick-effect wall adding character to the upper level. A further window provides additional natural light. The property offers two well-proportioned double bedrooms, both finished in neutral tones with wooden flooring and large windows. Each room provides ample space for freestanding furniture, while one bedroom benefits from two integrated storage cupboards, offering practical storage solutions.

The family bathroom features textured wall detailing and a white three-piece suite comprising a wash hand basin with vanity storage, WC and bath with overhead shower. Frosted windows allow natural light into the room while maintaining privacy.

THE BATHROOM



BEDROOM 1





BEDROOM 2





Externally, the property benefits from a generous, enclosed rear garden bordered by mature hedging, offering a good degree of privacy. The garden is arranged over different levels, connected by steps, and features a combination of lawn, paved patio areas and raised planting beds, making it a versatile space for outdoor dining, gardening or family activities. A garden shed provides additional storage, while a private driveway to the front offers off-street parking for four vehicles.

Combining spacious interiors, distinctive character features and excellent outdoor space, this property presents a fantastic opportunity in a well-established residential location. Early viewing is highly recommended.

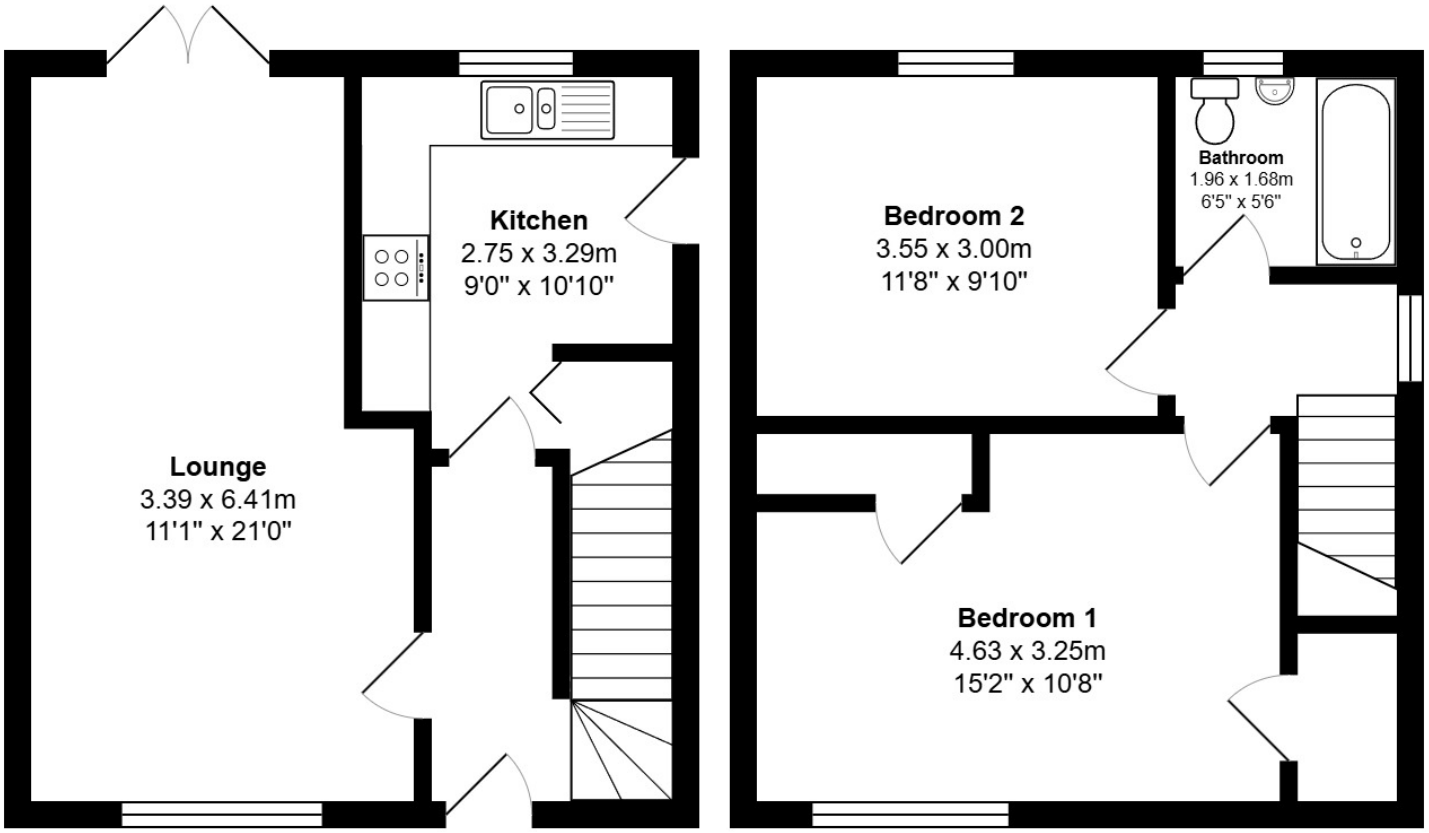
EXTERNALS





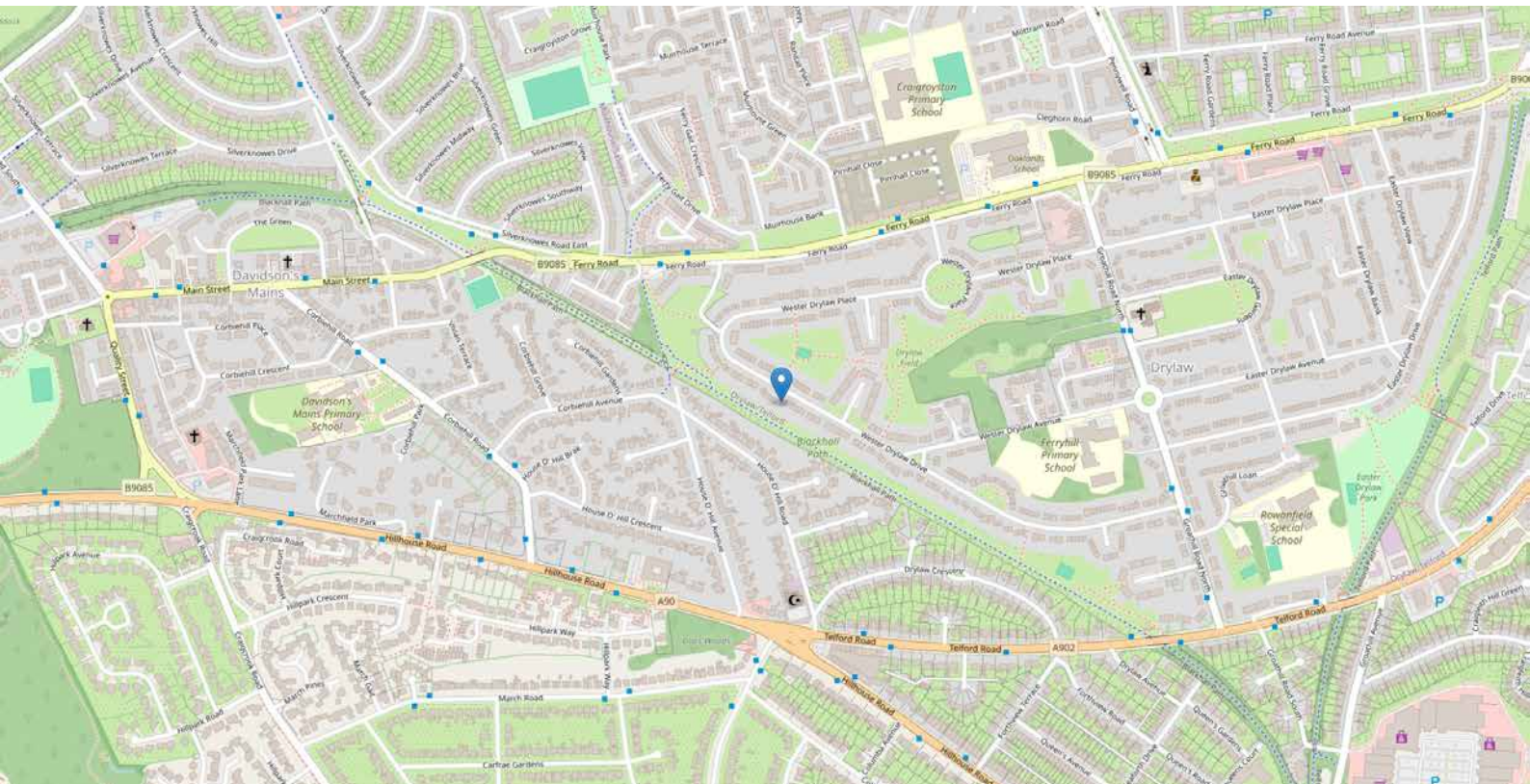


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 71m^2 | EPC Rating: C



THE LOCATION

Drylaw is a well established and popular residential area situated to the north-west of Edinburgh city centre, offering an excellent range of local amenities, recreational facilities and transport links, making it particularly appealing to families and professionals alike.







The area benefits from a variety of local shops and everyday conveniences, with Craigleith Retail Park nearby offering an extensive selection of high-street retailers, supermarkets and dining options. Further amenities can be found in the neighbouring areas of Davidson's Mains, Blackhall and Granton.

For leisure and outdoor pursuits, residents can enjoy the facilities at Ainslie Park Leisure Centre, including a swimming pool and fitness facilities, while nearby Inverleith Park, the Royal Botanic Garden and the scenic coastline at Silverknowes and Cramond provide excellent opportunities for walking, cycling and outdoor recreation.

The area is well served by local primary and secondary schools, making it a convenient location for families. Regular bus services provide easy access to Edinburgh city centre and surrounding districts, while excellent road connections via Queensferry Road and the City Bypass offer convenient access to Edinburgh Airport and the wider motorway network.







McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR
THE SUNDAY TIMES
THE TIMES



Text and description
SHAUNIE BURNETT
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.