



**20 Easter Drylaw Drive,
Edinburgh, EH4 2QU**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

WELL PRESENTED

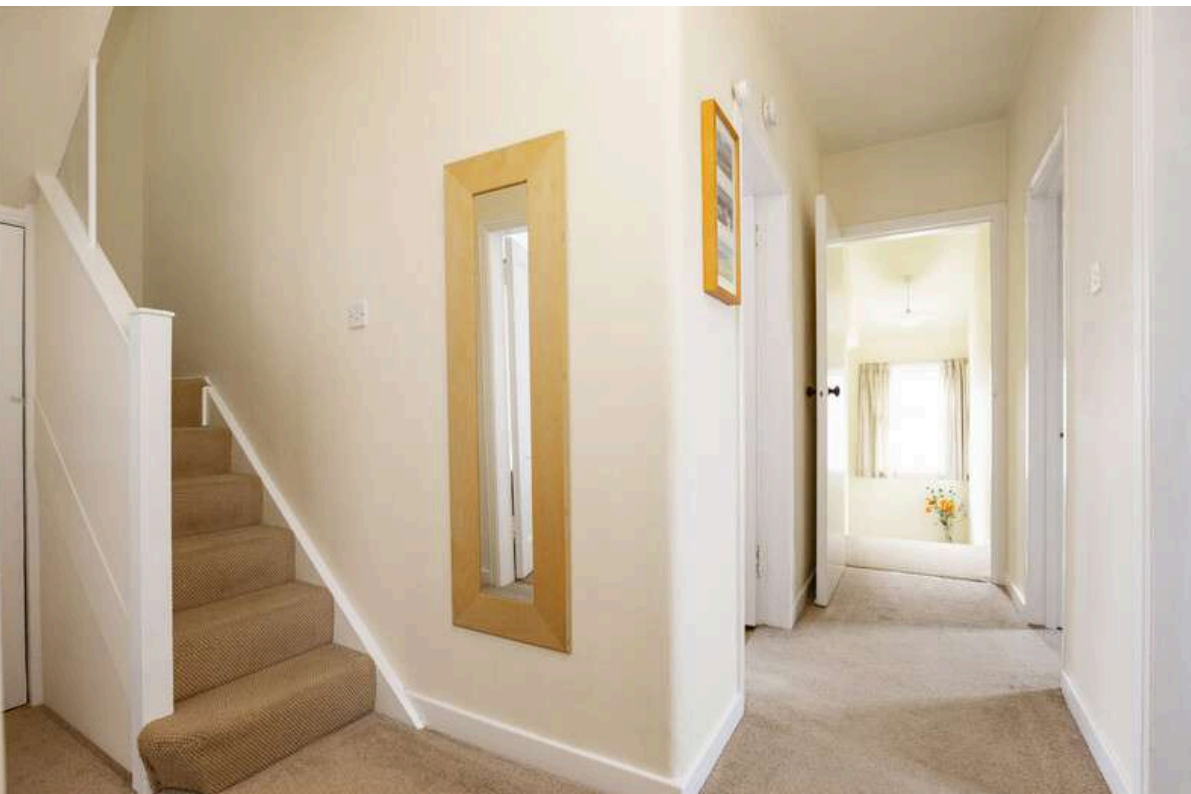
THREE-BEDROOM, MAIN DOOR UPPER VILLA



This well presented, three-bedroom, main door, upper villa is situated in the popular Easter Drylaw district in Edinburgh, close to local amenities and transport links. The property has been extended into the attic space, is very nicely decorated throughout and is in walk in condition. The accommodation consists of a private entrance stair, hallway, with under stair storage, a lovely bright dining lounge, with a bay window, feature fireplace and walk in cupboard. There is a modern kitchen, with a good range of white fitted units and appliances, two double bedrooms, both with storage, and a family bathroom. On the upper floor there is a very generous master bedroom with built in storage. To the front of the property there is a pretty garden, driveway for two cars, a garage and access to additional secure parking, ideal for a caravan. To the rear there is a very nice garden, with an area of lawn and is edged with attractive planted borders, and access to the garage.

Hallway
Dining lounge
Kitchen
Three double bedrooms
Bathroom
Storage
Gas central heating and double glazing
Garden
Garage with work bench and power
Driveway





EASTER DRYLAW

Drylaw is a popular residential area of Edinburgh, lying to the north of the city centre. Local shops cater for everyday needs, with Morrison's Supermarket on Ferry Road and Craigleith Retail Park, providing several supermarkets, high-street shops, and a food outlet, close by. Nearby leisure opportunities include the Village Urban Resort, Ainslie Park Leisure Centre, Westwood's Leisure Centre, and Silverknowes and Bruntsfield Links golf courses. Pleasant walks can be taken in green open spaces of Inverleith Park and Royal Botanic Gardens, and the Firth of Forth coastal walk along the Silverknowes esplanade to Cramond Village. The cycle path network, providing access across the city, is within easy reach. Catchment schools include Ferryhill Primary and Broughton High, with private schooling available nearby at Fettes College, Edinburgh Academy and Stewarts Melville. Edinburgh College Granton campus is also within proximity. There are regular bus services to the City Centre and surrounding areas, and the property is on the route of Telford Road & Crewe Toll roundabout, leading to all the major road networks.



Extras

All fitted floor coverings (rug in lounge is excluded), all curtains, blinds, light fittings, oven, hob, washing machine, fridge freezer are included in the sale (no warranties given). Please note that the mirror on the fitted wardrobe in front bedroom is excluded from the sale. Some furniture is available if required.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

£225,000

EPC Rating

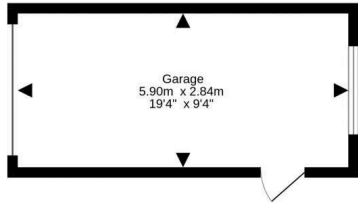
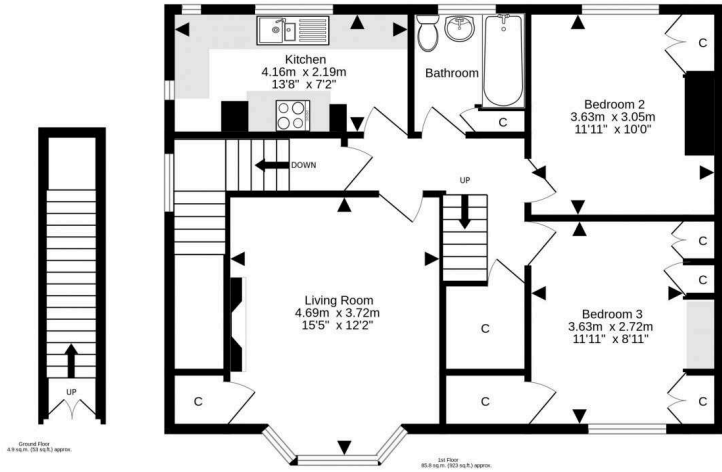
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TOTAL FLOOR AREA : 115.2 sq.m. (1240 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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