



10/2 Wester Drylaw Row,  
Edinburgh, EH4 2SF

espc

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ELP



Arbuthnott  
McClanachan  
solicitors & estate agents



PrimeLocation.com





## BRIGHT AND AIRY

### TWO BEDROOM GROUND FLOOR FLAT



This bright and airy two-bedroom, ground floor flat is situated in a quiet cul de sac in the popular Drylaw district in Edinburgh, close to local amenities, schools and green spaces. The flat benefits from a good sized, private front garden, edged with hedging, has an area of lawn, a patio, two sheds and two access gates. The flat is very well presented throughout and the accommodation consists of a modern kitchen, open plan to the hallway, with smart white units and a range of appliances. There is also a very nice lounge with windows overlooking the front garden, two double bedrooms, both with storage, and an attractive family bathroom. There is also a communal drying green to the rear of the property.

- Communal entrance
- Hall
- Kitchen
- Lounge
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private front garden
- Communal drying green
- On-street parking





## WESTER 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 Craighleith 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, curtains, blinds, light fittings, oven, hob, microwave, fridge freezer, washing machine, tumble drier and two sheds are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

B

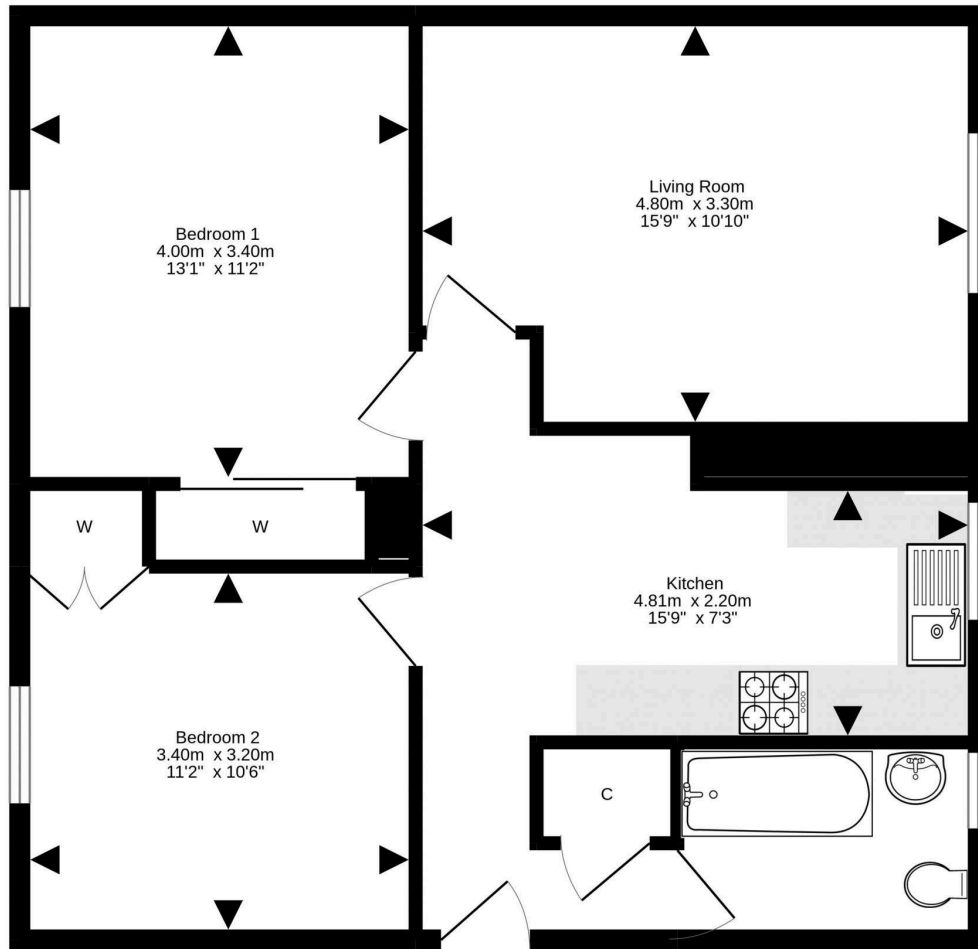
### Home Report Valuation

£150,000

### EPC Rating

C





TOTAL FLOOR AREA : 63.6 sq.m. (685 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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