



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

espc

ZOOPLA



ELP



**Arbuthnott
McClanachan**
solicitors & estate agents



PrimeLocation.com



BRIGHT AND SPACIOUS

TWO BEDROOM MAIN DOOR UPPER FLAT



Bright and spacious, two-bedroom, main door upper flat situated on a quiet residential street in the popular Drylaw area of Edinburgh, close to excellent local amenities and transport links. This property would benefit from some modernising and offers you the opportunity to put your own stamp on it. The accommodation consists of an entrance stair, hallway with storage, a bright lounge with bay window, gas flame fire and a large cupboard, and kitchen with a range of fitted units and appliances. There are two double bedrooms, one with a walk-in wardrobe and one with built-in storage, and a family bathroom with a white suite. There is a large attic which has the potential for conversion, subject to the usual permissions. To the front of the property there is a pretty garden with side access to the large, sunny rear garden which has an area of lawn, two seating areas and planted borders.

Entrance stair and hallway

Lounge with bay window

Kitchen

Two double bedrooms

Bathroom

Excellent storage

Attic

Gas central heating and double glazing

Garden to front and rear

On-street parking





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 carpets, floor coverings, curtains, blinds, light fittings, cooker, washing machine, fridge freezer, fridge and shed 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

Council Tax Band

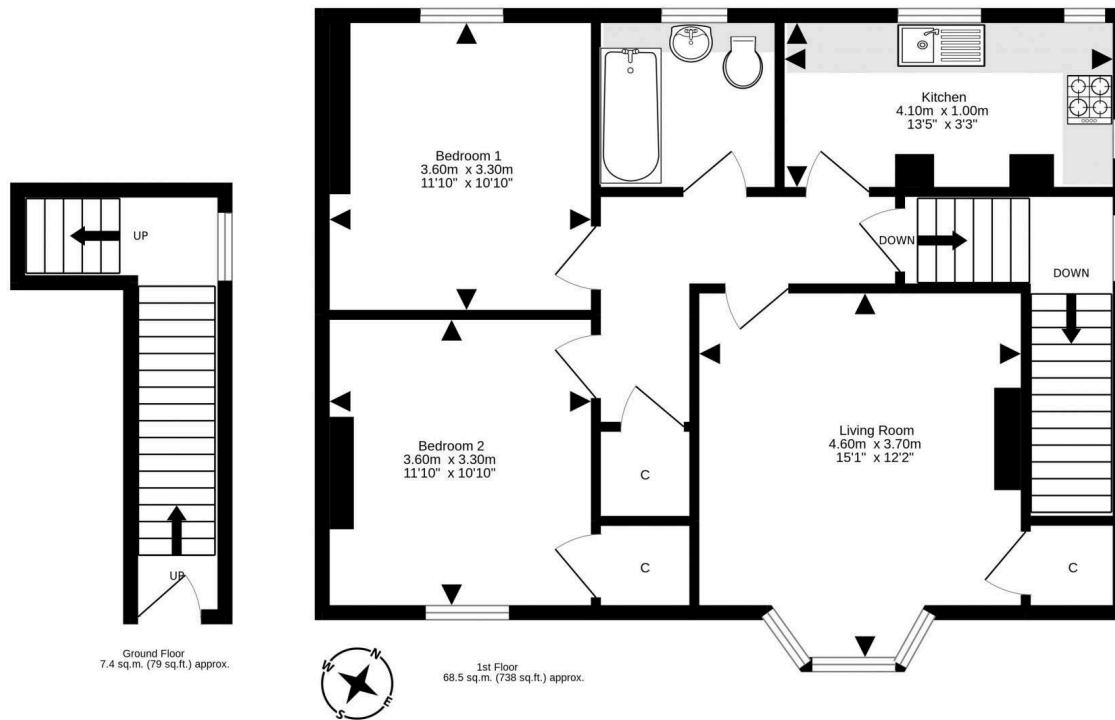
C

Home Report Valuation

£185,000

EPC Rating

C



TOTAL FLOOR AREA: 75.9 sq.m. (817 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.
Made with Metropix ©2022.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation

espc

89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191

Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.