



87 EASTER DRYLAW DRIVE,
DRYLAW, EDINBURGH, EH4 2QY

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Boasting exceptionally stylish, modern interiors, this traditional, extended lower villa is situated on an established residential street in Drylaw and accommodates two bedrooms, three reception areas, and a modern kitchen and bathroom, plus low-maintenance private gardens and a private driveway.

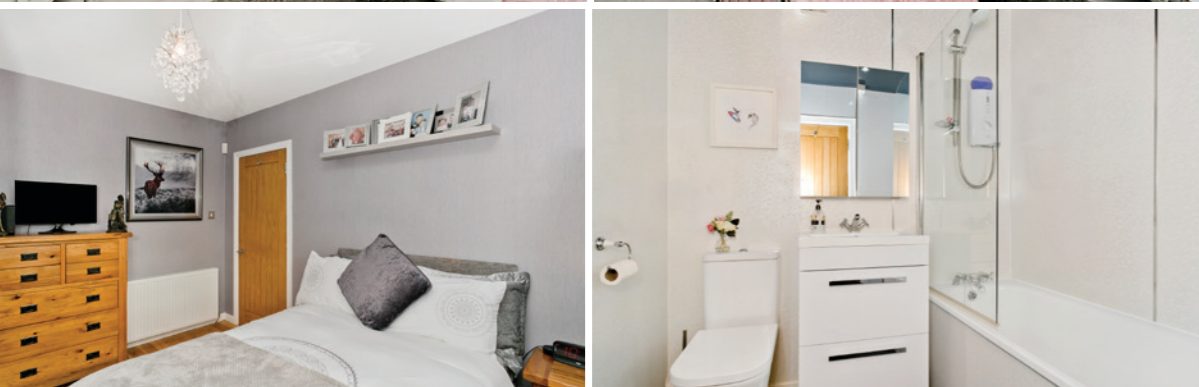
The villa's private front door opens into an entrance vestibule flowing through to a hall, giving the first glimpse of the interiors to follow with modern décor and wood flooring. On your left, you step into a living room, fronted by an east-facing bay window and offering plenty of space for lounge furniture. Sumptuous accent wallpaper is enhanced by a picture rail, modern wood-styled flooring, and a fireplace nestling a multi-fuel stove. Built-in storage completes the room. A second hall affords access to a kitchen which enjoys a sociable open-plan layout to a dining room, offering the perfect space for everyday family life and entertaining alike. The kitchen is presented with gloss-white cabinets gleaming black granite worktops, and white splashbacks. A raised oven and a gas hob are integrated, whilst a neighbouring utility room provides space for a number of freestanding appliances. The dining room is elegantly presented with chic accent wallpaper (framing a period-style fireplace) and rich wood-styled flooring, with ample room for a dining table and chairs and additional furniture. A third reception area, a conservatory with garden access and a multi-fuel stove, is connected to the dining room via double doors, offering a versatile space that could lend itself to a variety of uses.

The appealing home accommodates two double bedrooms, both reflecting the impeccable standards of the preceding accommodation with stylish décor and a wood-styled floor in one, whilst the other is fitted with handsome wood flooring. Both sleeping areas boast large built-in wardrobes and one has additional wall-mounted storage. A pristine bathroom completes the accommodation. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the villa is accompanied by a low-maintenance front garden and a southerly facing rear garden, paved for easy upkeep and including a large shed and two log stores. A gated front driveway offers private off-street parking.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated oven and hob, plus freestanding fridge, freezer, washing machine, and dishwasher included in the sale.

EPC Rating - C

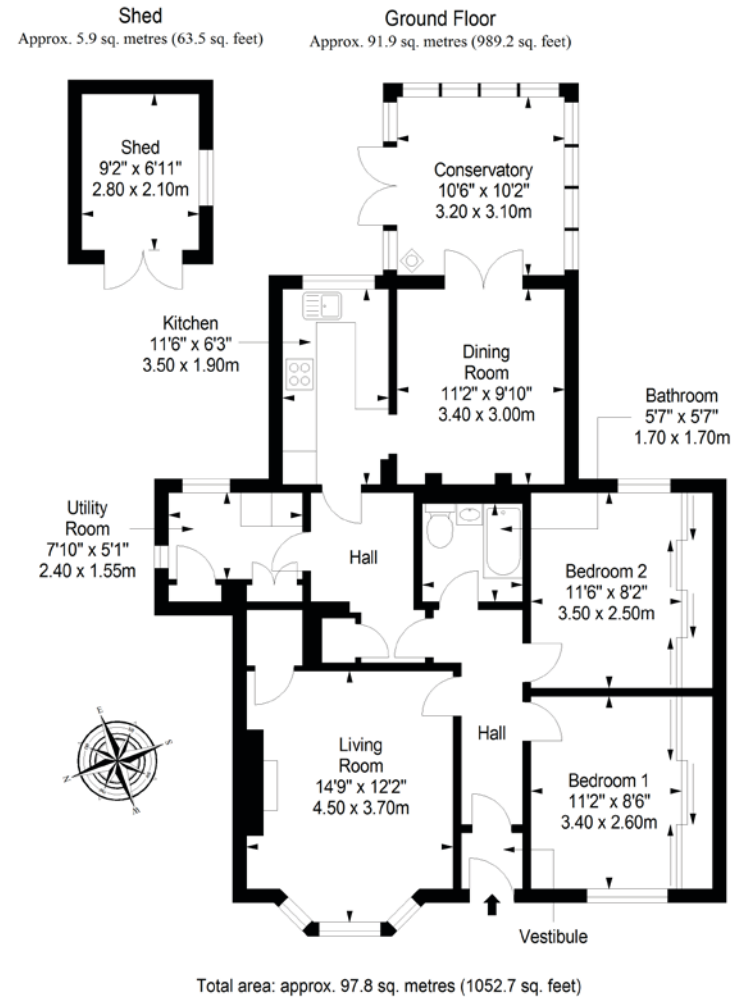


Features

- Traditional lower villa in Drylaw
- Beautifully presented, modern interiors
- Entrance vestibule and hall with storage
- Elegant living room with multi-fuel stove
- Contemporary kitchen
- Formal dining room
- Conservatory with multi-fuel stove
- Two double bedrooms with excellent storage
- Pristine bathroom
- Handy utility room
- Low-maintenance front and rear gardens
- Private front driveway
- GCH and DG

Drylaw

The residential area of Drylaw lies less than 3 miles northwest of Edinburgh city centre and within easy reach of the capital's scenic coastline, airport, and major road links for travelling across Scotland. In addition to convenience stores, takeouts and a pub, the suburb benefits from more extensive local shopping at Craighleith Retail Park hosting a range of high-street retail outlets and a large supermarket. Also found within the immediate surrounding area is a library, medical services including the Western General Hospital, and a public leisure complex boasting a swimming pool, a gym, a sports hall, and fitness classes. For outdoor recreation, Drylaw is well-placed for easy access to scenic walking paths, two nearby golf courses, the city's scenic coastline and extensive cycle network, and such green spaces as Corstorphine Hill with its spectacular city views. Buses day and night link Drylaw to the city centre and its outstanding shopping, cultural and recreational amenities. Local schooling is provided at all levels, with a good range of prestigious independent schools and higher education options available close by and across the city.



Viewing

Please contact Clancys on 0131 337 7771 or email info@clancys-solicitors.co.uk for viewing arrangements.

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