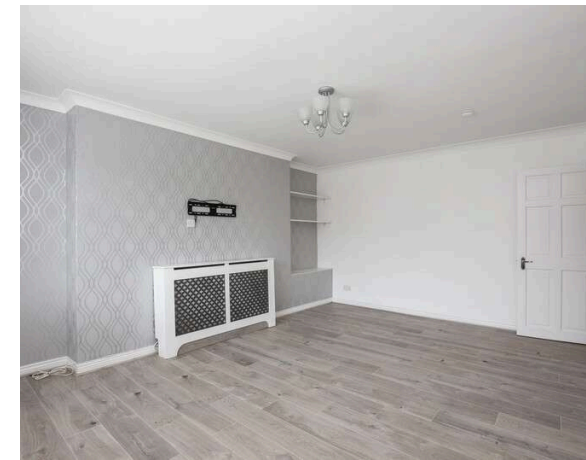




104/1 Wester Drylaw Avenue, Edinburgh, EH4 2SX

www.mcdougallmcqueen.co.uk



Excellent first time buyer or investment opportunity, McDougall McQueen present to the market this well-proportioned two bedroom ground floor flat with a fabulous south facing garden and gated driveway. The property is ideally located in the popular residential area of Drylaw which lies to the North of the city centre close to an abundance of local amenities and schooling. The property is presented to the market in good condition throughout having been recently decorated and new carpets and laminate flooring fitted. We would recommend an early viewing.

- Communal stairwell with secure entry system.
- Reception hallway with excellent storage facilities.
- Bright and spacious front facing living/dining room with gas fire and open shelved alcove.
- Fully fitted kitchen with a good range of wall and base units along with integrated oven, hob and extractor.
- Rear facing double bedroom with wall to wall built in wardrobe storage.
- Further front facing double bedroom.
- Modern and stylish bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- South facing private garden with a gated driveway to the front and further communal garden to the rear.



Location

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.

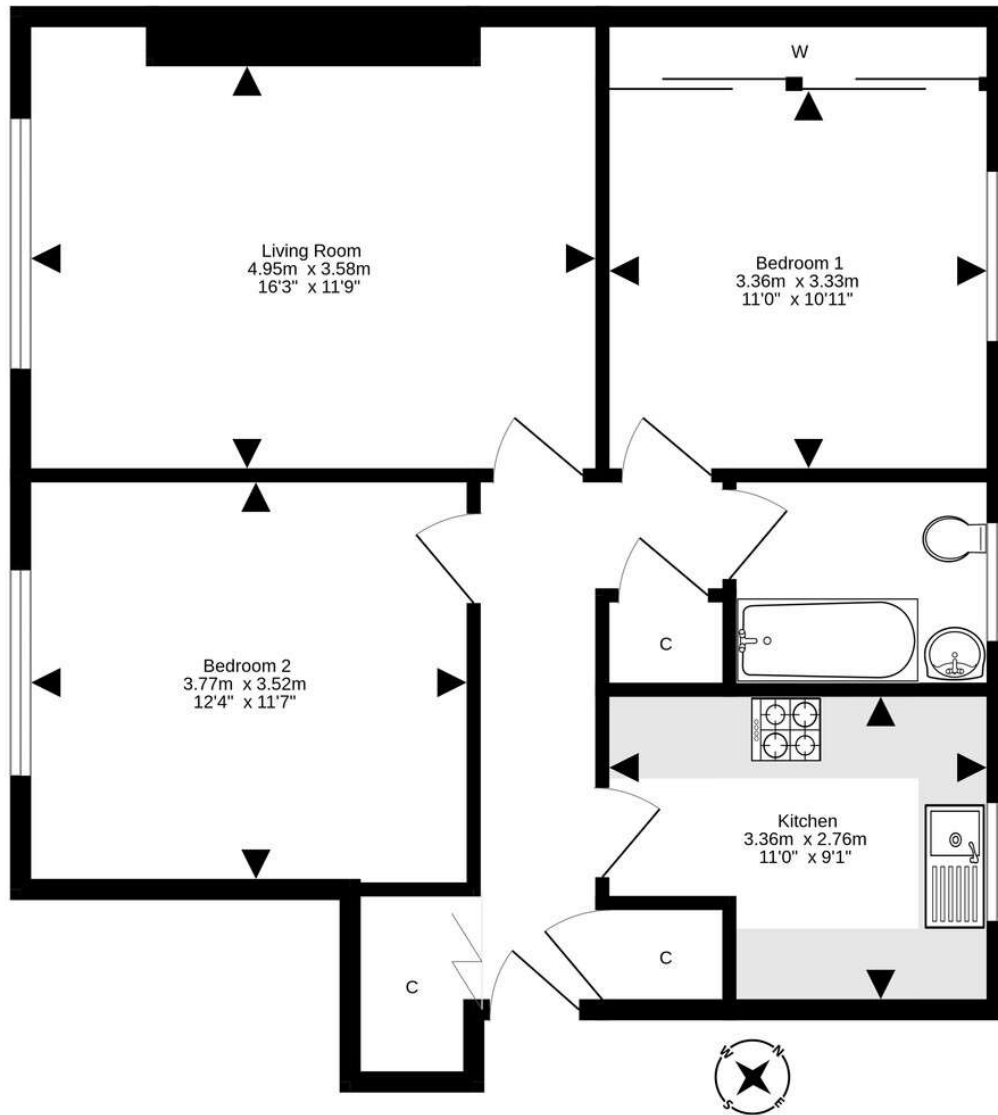
Extras

Included in the sale are: all fixtures, fittings, blinds and white goods.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



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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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

