



197 Wester Drylaw Drive

Drylaw, Edinburgh, EH4 2TA

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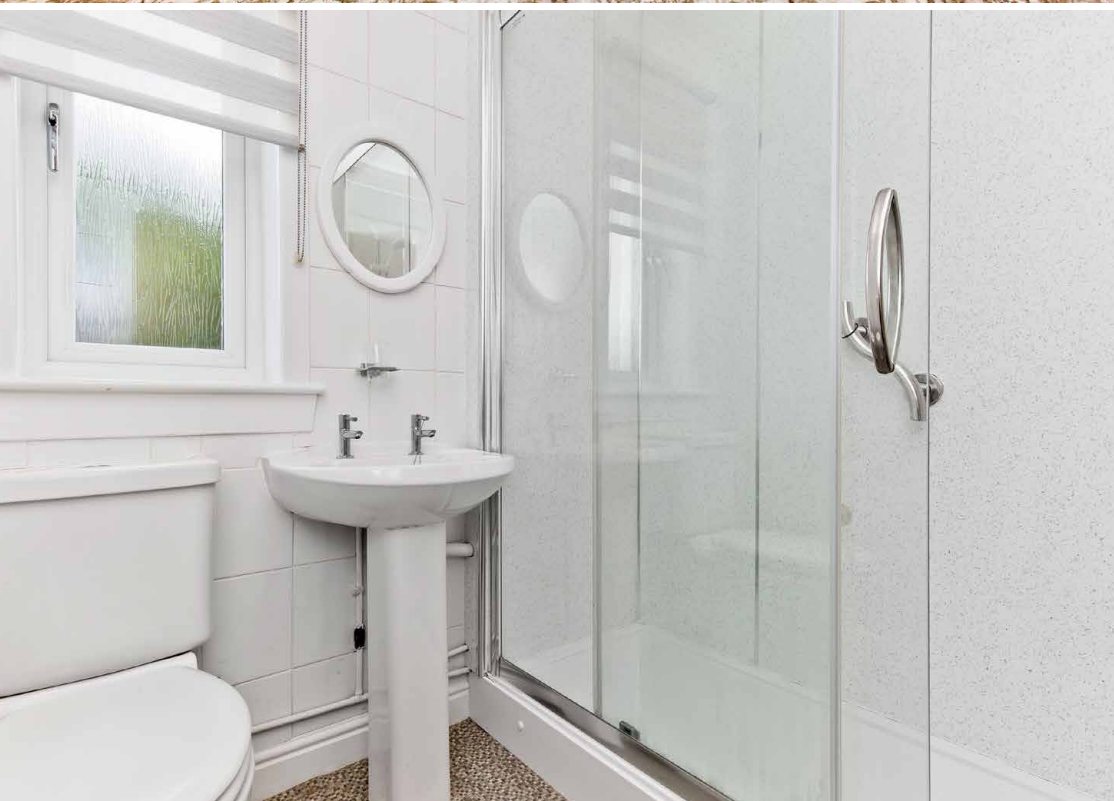
Summary

Enjoying two bedrooms, a spacious reception room, a kitchen, and a shower room, this main-door upper villa is situated in Drylaw and offers an exciting opportunity for modernisation and upgrades. The villa is accompanied by its own private garden and benefits from access to unrestricted on-street parking. It lies close to excellent local amenities including shops, schools, transport links, and scenic open spaces, and is sure to appeal to first-time buyers, couples, professionals, young families, and rental investors alike.

Extras: The property shall be sold as seen.

Features

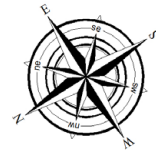
- Main-door upper villa in Drylaw
- Opportunity for modernisation and upgrades
- Entrance vestibule and hall with storage
- Southerly facing living/dining room
- Bright kitchen
- Two double bedrooms with built-in storage
- Shower room
- Private rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C



Floorplan

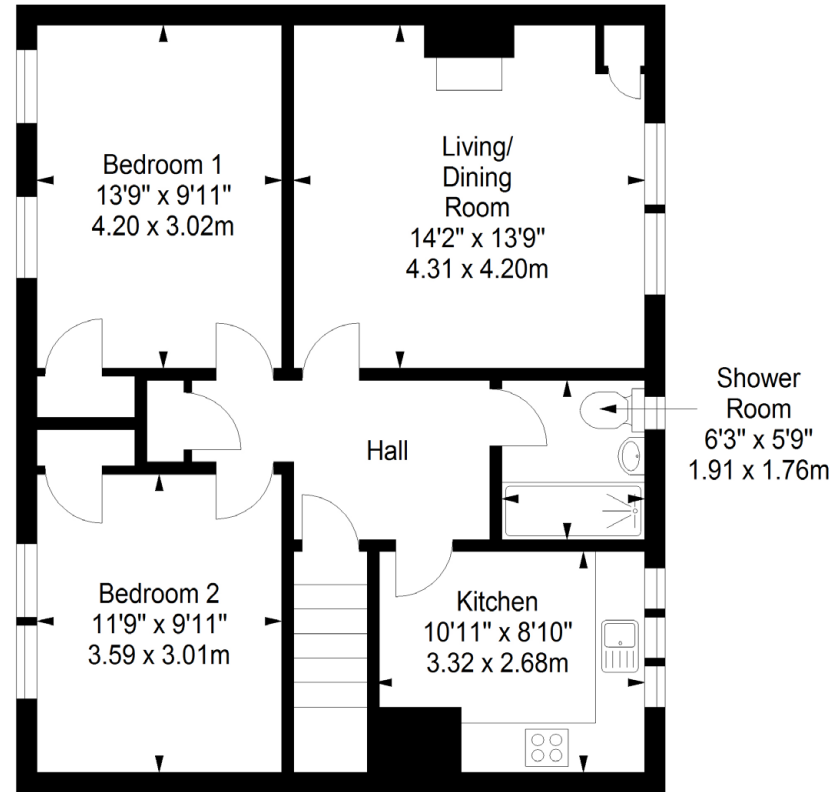
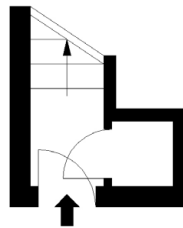
First Floor

Approx. 68.2 sq. metres (734.1 sq. feet)



Mid Floor

Approx. 2.4 sq. metres (25.8 sq. feet)



Total area: approx. 70.6 sq. metres (759.9 sq. feet)

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DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.