



141 Wester Drylaw Place,
Edinburgh, EH4 2TQ



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

GENEROUSLY PROPORTIONED

THREE-BEDROOM, END-TERRACE HOUSE



The property for sale is a generously proportioned, three-bedroom, end terrace house, located within an established residential street in the popular district of Drylaw, close to a good range of local amenities, including schools, shopping facilities, green spaces and sport facilities. The area also offers excellent transport links for travel both locally and out of the city.

The property has been nicely decorated throughout and the kitchen and bathroom have been upgraded. The accommodation is over two floors and comprises of a large bright hallway, with good storage, a spacious, dual aspect sitting/dining room, with patio doors giving access to the rear garden, a stylish, modern kitchen with grey, gloss fitted units, integrated appliances, complementary splashback and a storage cupboard. On the upper floor there are three double bedrooms, each of a good size, two have built-in storage, and a bathroom with contemporary three-piece suit, with a two drawer unit, feature wash hand basin and mirrored wall hung cabinet.

The property benefits from good sized gardens to the front, side and rear together with a driveway for parking two cars. This is an ideal property for family living and early viewing is recommended.

- Hall
- Sitting/dining room
- Kitchen
- Three double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Attic storage
- Driveway for several cars
- Gardens to front, rear and side
- Outbuilding in disrepair





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, blinds, light fittings, kitchen appliances to include electric hob, oven, extractor hood, dish washer, fridge freezer, washing machine (No warranties given). Most of the furniture can be negotiated if desired.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

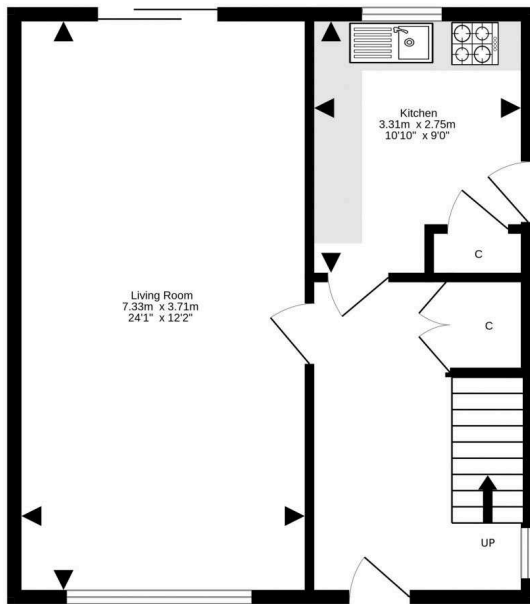
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Home Report Valuation

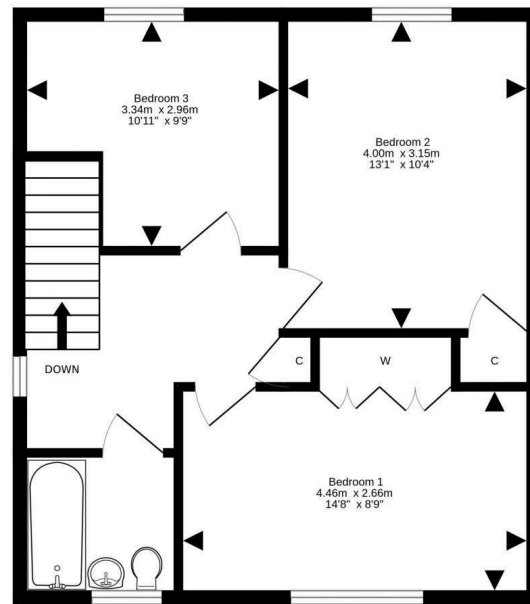
£245,000

EPC Rating

B



Ground Floor



1st Floor



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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