










Offers Over
£190,000

46 Wester Drylaw Drive

Drylaw | Edinburgh | EH4 2ST

Neilsons are delighted to present to the market this spacious and bright main door upper villa, situated within a quiet street in a popular residential area. The property would undoubtedly appeal to first-time buyers, professionals, young families and those looking to downsize.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Private Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation which is presented to the market in move in condition, in brief comprises; welcoming entrance hallway with useful storage, light and airy reception/dining room with storage cupboard, stylish fitted kitchen with appliances, two well proportioned double bedrooms fitted cupboards, and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing, great storage and attic space. There is potential to extend into the attic subject to the necessary planning permissions.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, washing machine, tumble dryer and fridge/freezer.

Gardens & Driveway

A real feature of this property is the generous sized well maintained rear garden, mainly laid to lawn, making it the perfect haven for outside dining/relaxing. The two sheds will also be included in the sale. There is also a driveway to the front providing useful off-street parking and an external storage cupboard.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

Wester Drylaw Drive is location in the popular residential area of Edinburgh. It is within convenient reach of Craighleith Retail Park which hosts many High Street retailer outlets including Sainsbury's, Boots, Homebase and Marks & Spencer's. There are two Morrisons supermarkets nearby, on Ferry Road and at Granton. The area is well-served by educational establishments and there are many frequent bus services to the City Centre and surrounding areas. The property is close to Ainslie Park Leisure Centre which has swimming and sporting facilities; and is also close to Inverleith Park, The Royal Botanic Gardens and coastal walks from Silverknowes and Cramond.



Approx. Internal Area 72.7 Sq M / 783 Sq Ft.

Not to scale. For identification only.

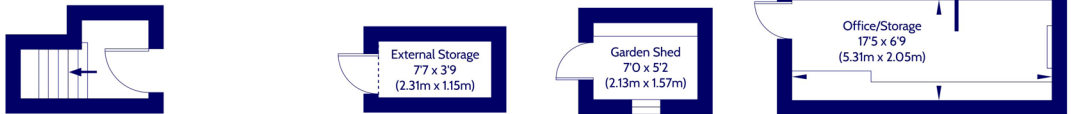
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First Floor



Ground Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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For helpful, friendly, personal advice, get in touch.

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