

47 Easter Drylaw Gardens, Drylaw Edinburgh EH4 2RL

OFFERS OVER £215,000



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- 1950's semi-detached house with great storage
- Living/dining room and kitchen
- 2 double bedrooms and bright shower room
- GCH and DG
- Scope for improvements and possible attic conversion and or extension
- Enclosed gardens to front and rear
- Ideal commuter base near Western General Hospital
- EPC D

Description

This 1950's semi-detached house is part of a quiet crescent enjoying a very pleasant grassy open aspect. It offers comfortable accommodation (73 sqm) suiting couples and small families alike prepared to undertake general upgrading. On the ground floor is a living/dining room leading to the rear-facing kitchen. Upstairs are two double bedrooms and the former bathroom which has been changed into a shower room with white sanitary ware. The property has very generous in-built storage space and potential for a loft conversion and/or extension. (subject to necessary consents).





Central Heating and Double Glazing

The property is a warm and sunny home having gas central heating (new boiler fitted in December 2023) complemented by mostly replacement UPVC double glazing.

Garden and Driveway

There is an easily maintained hedged front garden plus a lawned and fully fenced level rear garden which is above average in size and perfect for young families.

Location

Set back from Ferry Road, Easter Drylaw Gardens is a quiet street within a mature district on the boundary with Crewe and Drylaw. Major City Centre attractions are only a short drive away (2 miles) and excellent bus services operate across the city. Telford and Craigleith Paths plus the delightful Water of Leith Walkway provide safe off-road walking/cycling routes. There are a wealth of local amenities including a large Morrisons supermarket on Ferry Road. Major shopping options are available at Craigleith Retail Park. Sports facilities are available at Ainslie Park Leisure Centre and the Village. Royal Botanic Gardens, Inverleith Park, Victoria Park and Newhaven Harbour are also nearby.

Extras

The sale price includes fitted carpets, the cooker and washing machine.

Viewing

To view telephone Agents 0131 229 3399 (07595820611 outwith office hours).

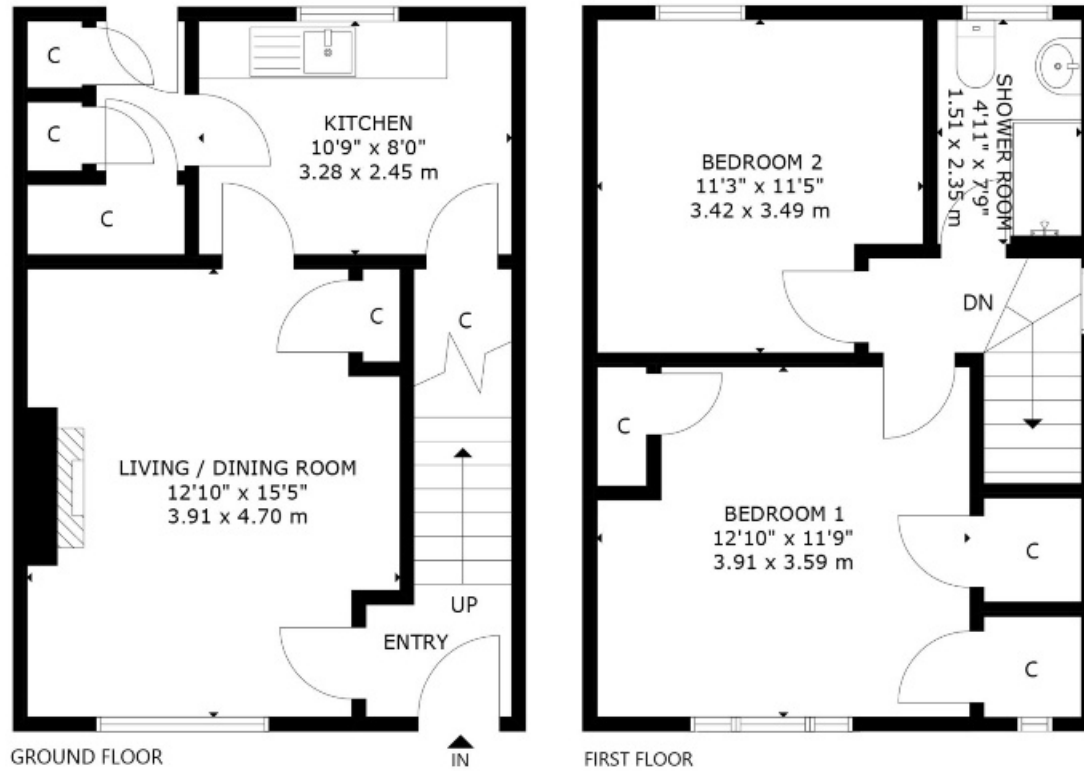
Mortgage Valuation

The mortgage valuation is £220,000 and the Home Report is available via the ESPC web site.

EPC and Council Tax

The property has a D rated Energy Performance Certificate and is in Council Tax band C.





47 EASTER DRYLAW GARDENS, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 791 SQ FT / 74 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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