










Offers Over
£235,000

2D Wester Drylaw Avenue

Drylaw | Edinburgh | EH4 2TP

The three-bedroom townhouse boasts a driveway and garage, along with an enclosed rear garden, offering both convenience and privacy. Recently refurbished, the property showcases fresh paint throughout and brand-new carpets. Local amenities are within easy reach of the property along with the main commuter networks.

-  3 Bedrooms
-  1 Public Rooms
-  2 Bathrooms and 1 WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The entrance hallway features a convenient WC and staircase, providing easy access to the upper floors. On the ground level, a smaller double bedroom situated at the rear offers direct access to the garden, providing a cozy retreat. The reception area showcases elegant hardwood floors and ample space for dining, complemented by triple full-height windows leading to a Juliet balcony, flooding the room with natural light. The kitchen is equipped with soft grey wall and base units, complemented by white tiling in splash areas and integrated appliances, ensuring both style and functionality. Upstairs, the principal bedroom boasts a generous size and a rear aspect, complete with an ensuite featuring a two-piece white suite and a tiled cubicle with an electric shower. Another double bedroom, featuring triple front aspect windows and built-in wardrobes, provides comfortable accommodation. The bathroom offers a three-piece white suite, with tiling around the bath and a thermostatic shower above, completing this well-appointed townhouse.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

The property boasts an integral garage with front canopy which provides excellent storage or the possibility to extend the property subject to relevant planning. Off street parking is available with a private slabbed driveway. To the rear is an enclosed low maintenance private garden with decorative patio area.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

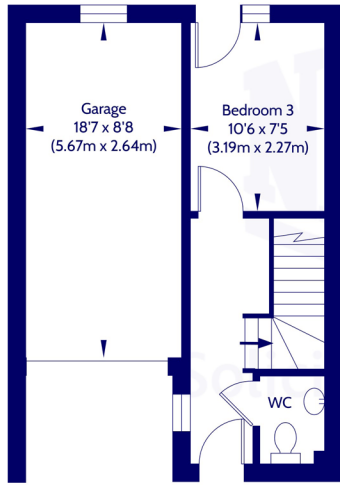
The property is located in the Drylaw area which lies in a north/western district of the City. The property is ideally placed for shopping, transport, educational and recreational facilities. There is easy access to the airport bus as well as the bus into town which will take you a short 10 minute journey into the City Centre. Local shopping is within walking distance but for those whose needs are greater, a wider range of shops can be found at the City Centre which, as previously mentioned, is only a short bus or car journey away. Local state and private schools are within walking distance as are many fine recreational facilities within the area. The Ainslie Park recreational centre, having sports facilities and a swimming pool is a prime example.



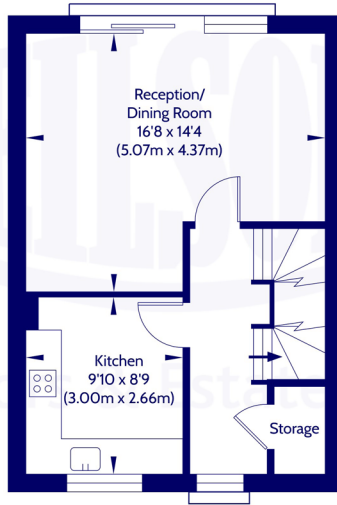
Approx. Internal Area 93.49 Sq M / 1006 Sq Ft.

Not to scale. For identification only.

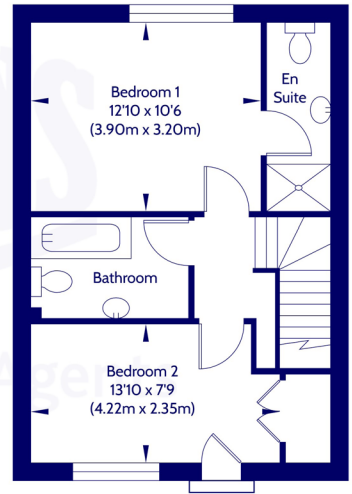
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Ground Floor



First Floor



Second 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.



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