



Offers Over

£215,000

74 Wester Drylaw Place

Drylaw | Edinburgh | EH4 2TG


A rare opportunity has arisen to purchase this end terraced bungalow, set within large private gardens and in a popular residential area with amenities and transport links closeby. The property would now benefit from upgrading and modernisation but is sure to appeal to a wide variety of buyers. Viewing is highly recommended to fully appreciate the chance to create a wonderful, family home.

 3 bedrooms

 1 public room

 1 bathroom

Floored attic

 Large, private front, side & rear gardens

 Driveway

 EPC rating – D

 Council tax band – C



virtually staged by **HOMELi**

Description

The well proportioned accommodation briefly comprises entrance vestibule with storage cupboard, bright lounge with gas fire overlooking the front garden, breakfasting kitchen to rear with deep storage cupboard housing the boiler, various appliances and a door leading out to the side, principal bedroom with built in mirrored wardrobes, two further bedrooms, bathroom with fully tiled walls and shower over bath, and access to a floored attic via a Ramsay ladder.

The property further benefits from gas central heating and double glazing.

There is potential to extend the property into the attic and to the rear, subject to the necessary planning permissions.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



virtually staged by **HOMELi**



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Extras

All fixtures and fittings plus the fridge/freezer, washing machine, tumble dryer, gas hob and oven are all included in the sale.

Gardens & Driveway

A well maintained, front garden with path welcomes you to the property with further area to the side, and there is a large garden to the rear, which is mainly laid to lawn with a paved area and shed and offers an ideal environment for children and pets to play, and to enjoy outdoor dining. The gardens are accessed from a side door in the kitchen. There is a large driveway along with plenty of on street parking available.

Viewing

By appointment through Neilsons (0131 625 2222).





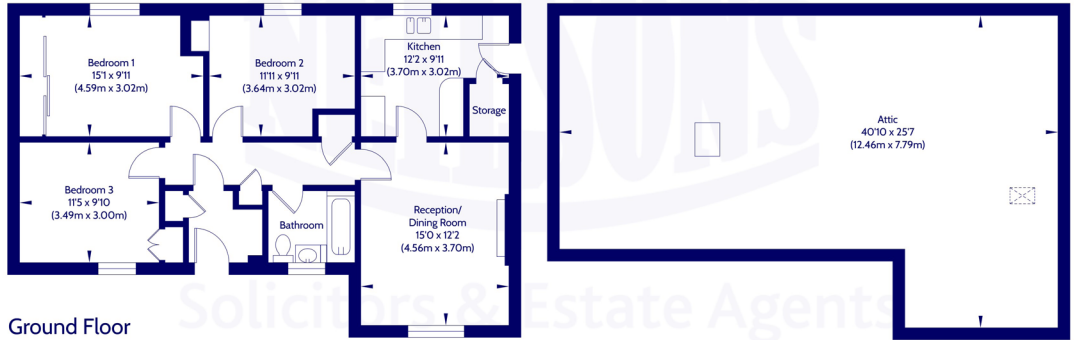
Location

Wester Drylaw Place is located in the popular residential area of Drylaw. It is within convenient reach of Craighleith Retail Park which hosts many High Street retailer outlets including Sainsbury's, Boots, Homebase and Marks & Spencer. There are two Morrisons supermarkets nearby, on Ferry Road and at Granton and a Tesco at Davidson Mains. 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 Excl. Attic 81.1 Sq M / 873 Sq Ft.

Not to scale. For identification only.

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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.



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