










Offers Over
£150,000

17/7 Wester Drylaw Place

Drylaw | Edinburgh | EH4 2TN

An excellent opportunity has arisen to purchase this bright, generously proportioned top floor flat, situated in a pleasant cul-de-sac setting benefiting from private garden and communal drying green to the rear and on-street parking. The property would undoubtedly appeal to first-time buyers, professionals and investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  On-Street Parking
-  Private Garden
-  EPC Rating – D
-  Council Tax Band - B



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with storage facilities, twin windowed reception/dining room with pleasant leafy aspect, fitted kitchen with storage and appliances, two dual aspect double bedrooms and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating (new boiler installed 2019) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven and washing machine.

Gardens & Parking

There is a private section of garden to the rear as well as a communal drying green. For the car user there is ample on-street parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





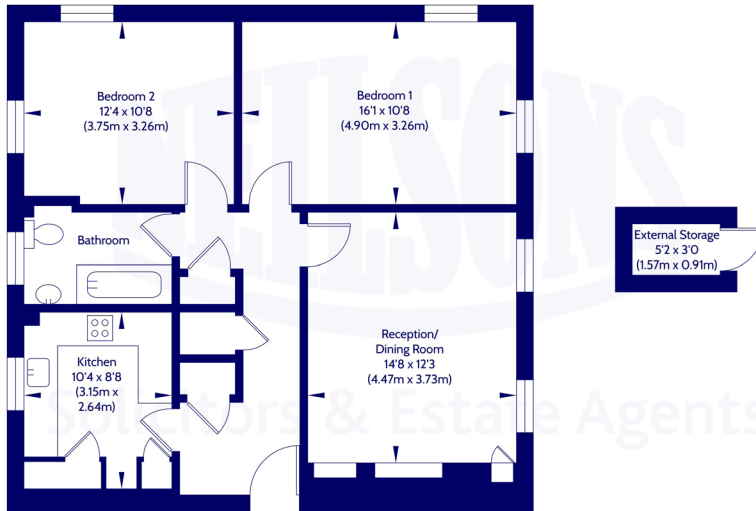
Location

Wester Drylaw Place is located within the popular residential district 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'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. Gross Internal Floor Area 72.44 Sq M / 780 Sq Ft.



Third Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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