

**131 Easter Drylaw Drive  
Edinburgh EH4 2RX**

**Offers Over £325,000**

- Large living/dining room featuring herringbone flooring
- Kitchen fitted with a range of floor and wall mounted units, induction hob and electric oven and integrated appliances
- Three double bedrooms
- Bathroom fitted with three-piece suite and mains shower over the bath
- Gas central heating and double glazing throughout
- Private south facing garden
- Off-street parking with electric charging point

**Council Tax Band: C**

**Tenure: Freehold**

**Annual Service Charge: £0**

**Shared Ownership: N**



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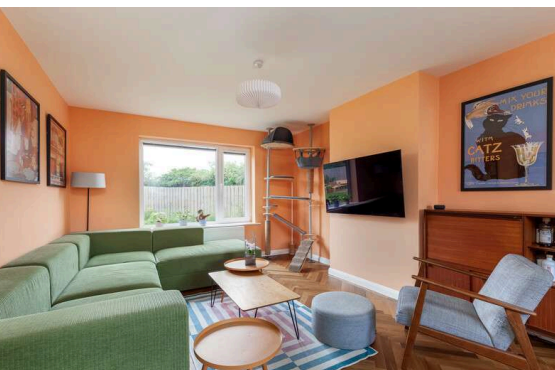
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EPC C





## Semi-Detached

Blair Cadell are delighted to bring to market this superb semi-detached home that has been fully renovated throughout. With finishes throughout to the highest standard and an excellent south facing garden, the property will appeal to many and must be viewed.

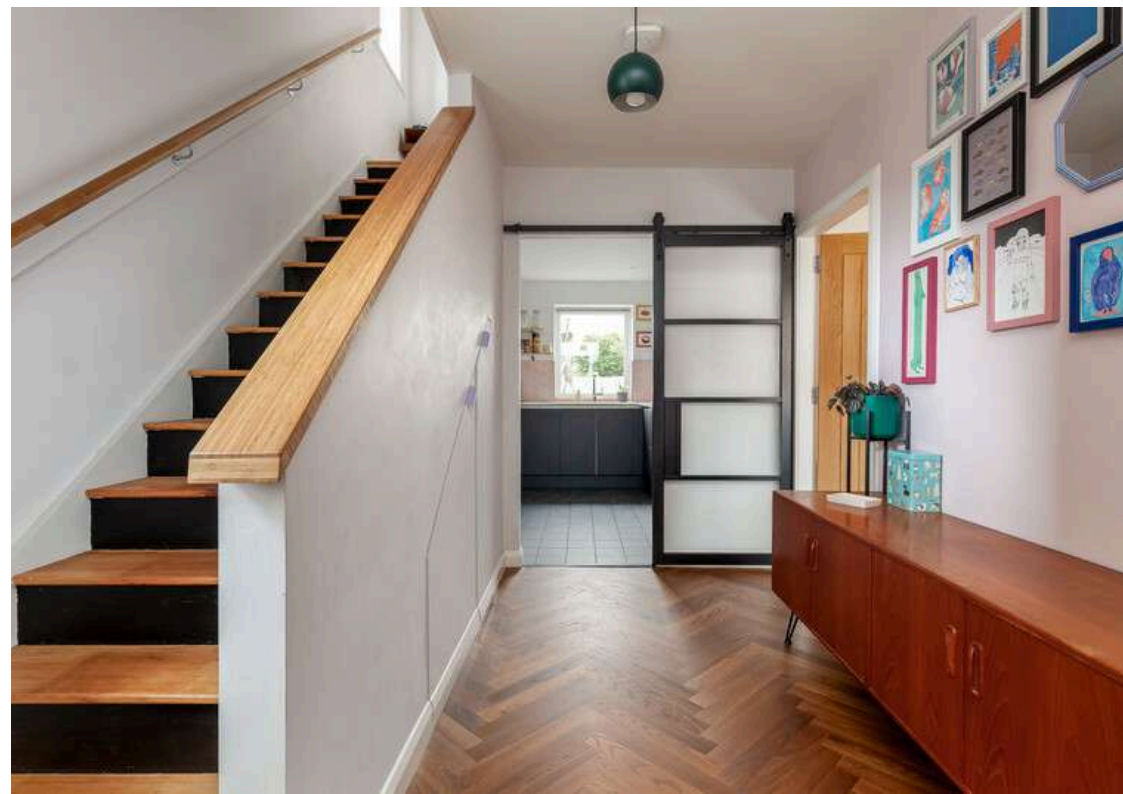
The accommodation comprises of a large living/dining room featuring stunning herringbone flooring throughout and is flooded with natural light making it perfect for hosting friends and family. The newly fitted stylish kitchen features a range of floor and wall mounted units, induction hob and electric oven and integrated appliances that are included in the sale and also has a large pantry cupboard offering plenty of additional storage space. There are three double bedrooms with the master featuring fitted wardrobes and stunning views over Edinburgh and up to the Pentland hills. A family bathroom fitted with a three-piece suite and mains shower over the bath with rainwater showerhead. There is plenty of useful storage space with under stair storage and access to a partially floored attic. Gas central heating and double glazing throughout for maximum efficiency. Stunning south facing garden to the rear with mature flower beds and herb gardens, patio area perfect for summer barbeques along with plenty of useful space to the side of the property for bins etc. Off-street parking for two-cars plus an electric charging point.

Easter Drylaw drive is situated in the area of Drylaw approximately two miles north of the city centre. As well as having a large Morrisons and Little Waitrose petrol station minutes away, the area is ideally situated to take advantage of excellent local shopping which can be found in the nearby district of Stockbridge, with its fantastic selection of specialist shops, restaurants, cafes and Waitrose superstore. Additional shopping can be found at Craigleith Retail Park which houses a large Sainsbury's and a Marks and Spencer and is just a 5 minute walk from the property. The Western General Hospital is within close proximity together with reputable schooling, catering for all age groups. A variety of recreation facilities are also available in and around the area, including Inverleith Park, The Royal Botanic Garden, the Water of Leith Walkway, and a range of health and fitness clubs. Fettes benefits from convenient public transport links across Edinburgh, as well as swift access to the City Bypass and International Airport.

**Viewing by appointment on 0131 337 1800**





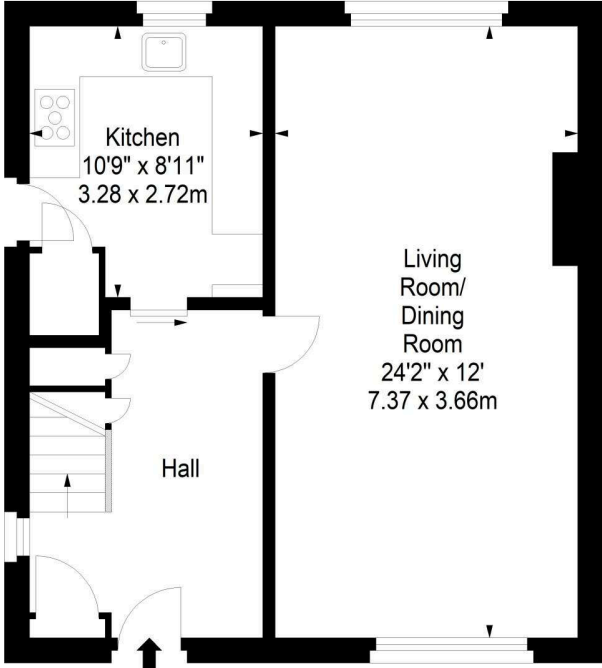




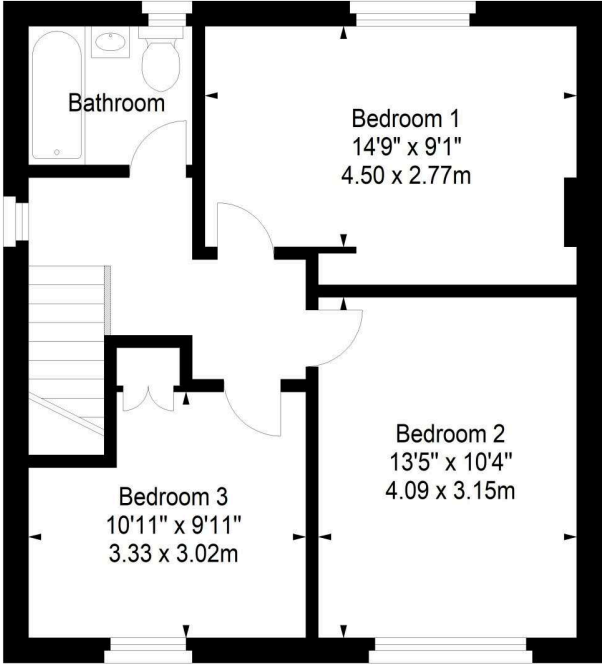
**Easter Drylaw Drive,  
Edinburgh,  
Midlothian, EH4 2RX**



Approx. Gross Internal Area  
1054 Sq Ft - 97.92 Sq M  
For identification only. Not to scale.  
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Ground Floor



First Floor

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