










Offers Over

**£200,000**

## 11 Easter Drylaw Drive

Easter Drylaw | Edinburgh | EH4 2QA

An excellent opportunity has arisen to acquire this impressive two bedroom upper villa, with a floored an lined attic space, quietly located within a popular residential pocket of Easter Drylaw. Close to superb amenities and transport links, the property is well-suited to first-time buyers, professionals and growing families.

-  2 beds
-  1 public
-  1 bathroom
-  Private garden
-  Driveway
-  EPC Band - D
-  Council Tax Band - C



## Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance staircase leading to the hallway with storage provisions, bright and airy lounge/diner with a charming bay window, Edinburgh press cupboard and gas fireplace, fully-fitted kitchen with integrated white goods, tiling in splash areas, under-unit lighting and a pleasant leafy outlook, first good sized double bedroom with space for freestanding furniture and a cupboard with a staircase leading to the floored and lined attic with handy storage, second sizeable double bedroom with wall-to-wall mirrored wardrobes and a rear aspect, and a fully-paneled shower room with a double cubicle and heated towel rail.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

A generous private garden can be found at the rear of the property complete with a well-maintained lawn and patio area. For the car owner, there is a single driveway as well as ample on-street parking to accommodate further residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





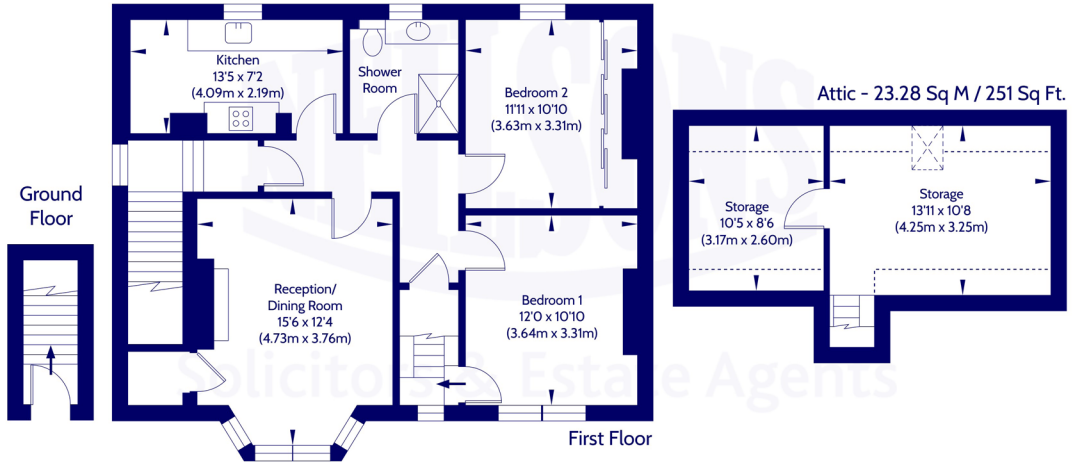
## Location

Easter Drylaw Drive is located in the Easter Drylaw area of the city. It is within convenient reach of Craigleith Retail Park which hosts many High Street retailer outlets including Sainsbury's, Boots, Homebase and Marks & Spencers. 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 74.75 Sq M / 805 Sq Ft.



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.



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