



8 WESTER DRYLAW ROW

Drylaw, Edinburgh, EH4 2SF



2

Public Rooms



4

Bedrooms



2

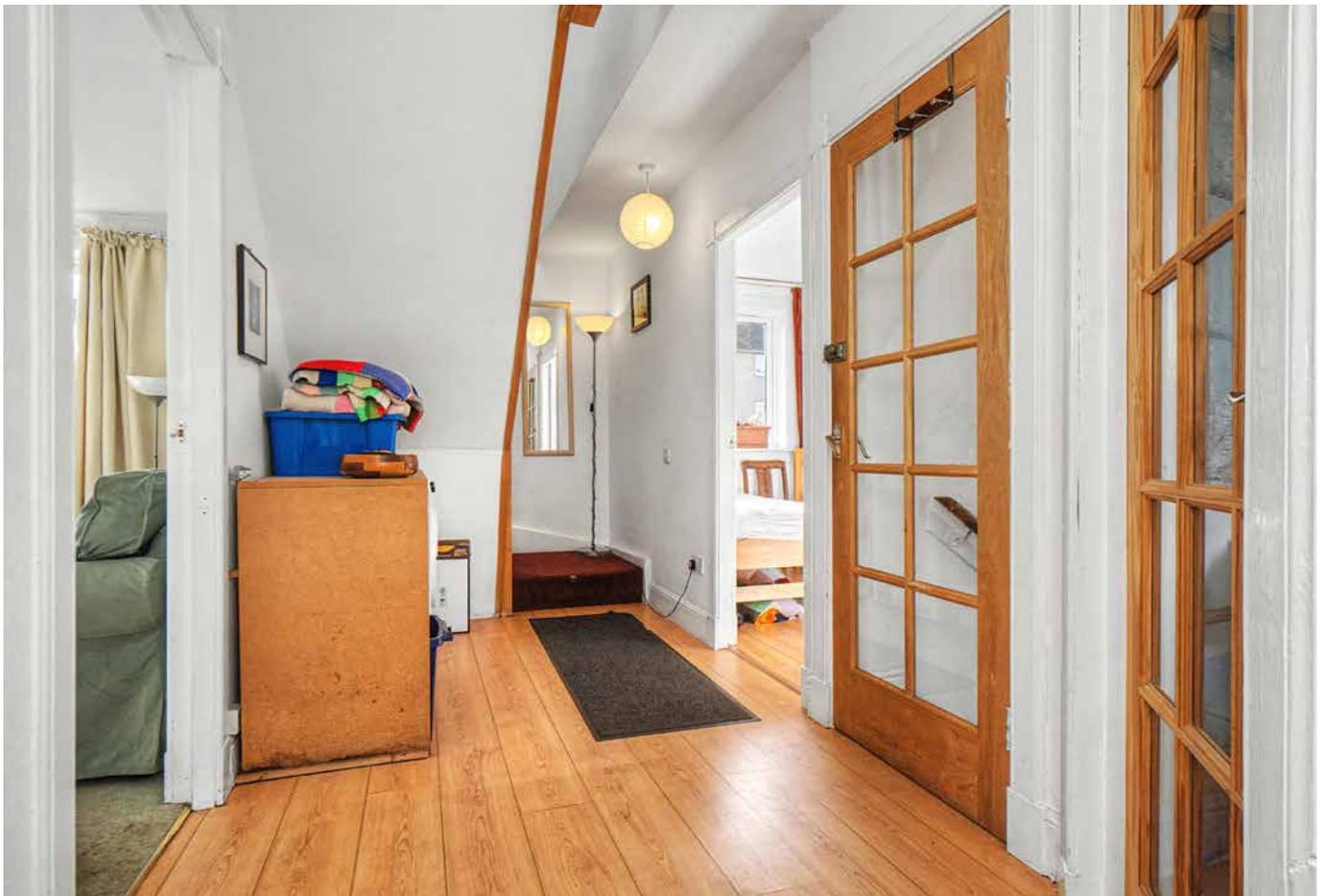
Bathrooms



8 WESTER DRYLAW ROW

Welcome to a four-bedroom main-door double-upper villa which offers spacious interiors and a sought-after blank canvas, providing new buyers with the ideal aesthetic. Perfect for commuting professionals, couples, families, and first-time purchasers alike, this home offers a high degree of versatility with flexible accommodation that can be used to suit your needs and lifestyle. It has a quality dining kitchen, as well as a separate bath and shower room conveniently located on either floor. It also has an enclosed garden that is private to the property, providing a large lawn and a sunny ambience.

Situated on a cul-de-sac close to Blackhall Path and a local park, the home has an appealing location in popular Drylaw, affording easy access to green spaces. Furthermore, it is just a brief walk from local schools and excellent amenities, including Craighleith Shopping Park which is home to high-street favourites and a choice of supermarkets. The Western General Hospital is close by for those working in the medical profession and the nearby A902 provides regular bus links and an easy commute into Edinburgh city centre (which takes roughly 15 minutes by car or 30 minutes by bus).





C

EPC
RATING

B

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A double-upper villa with spacious rooms
- Occupying the first and second floors
- Convenient setting on a cul-de-sac in Drylaw
- Crisp white decoration throughout
- Private entrance to vestibule with storage
- Upper hall with glazed interior doors
- South-facing living room with wood burner
- Dining kitchen that is generously appointed
- Three bright and spacious double bedrooms
- Versatile fourth bedroom/formal dining room
- First-floor 3pc bathroom with overhead shower
- 3pc shower room situated on the second floor
- Large private garden that is laid to lawn
- Unrestricted on-street parking







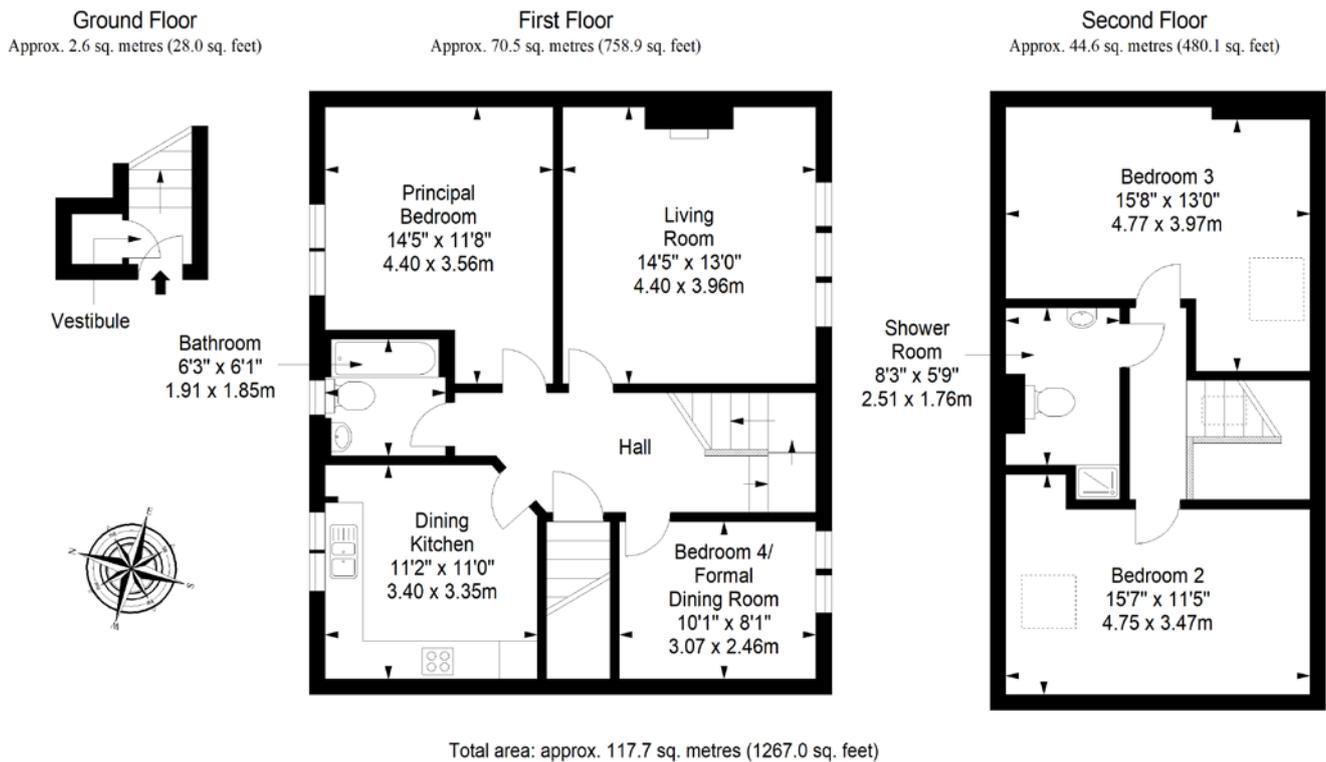


Extras: All fitted floor coverings, window coverings, light fittings, and some appliances are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



DRYLAW

The residential area of Drylaw lies less than 3 miles northwest of Edinburgh city centre and within easy reach of the capital's scenic coastline, airport, and major road links for travelling across Scotland. In addition to convenience stores, takeouts and a pub, the suburb benefits from more extensive local shopping at Craighleith Retail Park hosting a range of high-street retail outlets and a large supermarket. Also found within the immediate surrounding area is a library, medical services including the Western General Hospital, and a public leisure complex boasting a swimming pool, a gym, a sports hall, and fitness classes. For outdoor recreation, Drylaw is well-placed for easy access to scenic walking paths, two nearby golf courses, the city's scenic coastline and extensive cycle network, and such green spaces as Corstorphine Hill with its spectacular city views. Buses day and night link Drylaw to the city centre and its outstanding shopping, cultural and recreational amenities. Local schooling is provided at all levels, with a good range of prestigious independent schools and higher education options available close by and across the city.



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