



CLANCYS

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# 40 Easter Drylaw View,

Edinburgh, EH4 2QP



1



3



1



EPC

D



FREEHOLD

## Description

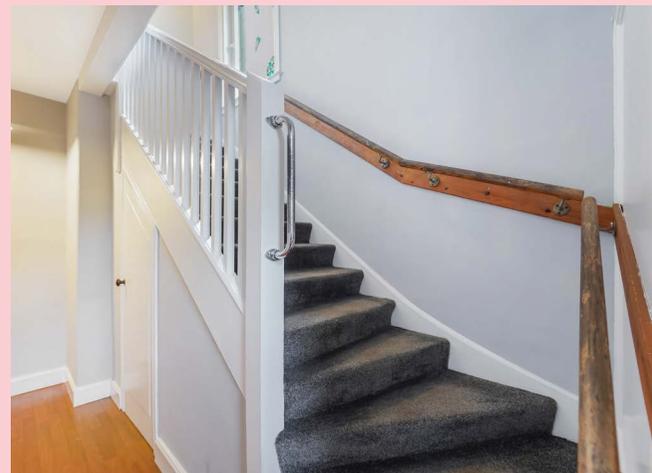
An excellent opportunity has arisen to acquire this lovely 3-bedroom end terraced family home, located in the popular Easter Drylaw area, northwest of Edinburgh city centre. The property is light and has well proportioned rooms and benefits from private gardens to the front and rear with a driveway and garage providing excellent off-street private parking. The property would now benefit from general upgrading works and offers excellent potential to become a superb family home. The property accommodation briefly comprises; vestibule, entrance hallway, living room, kitchen, 3 good sized bedrooms and bathroom. Viewing is highly recommended to see the potential this property has to offer.

## Location

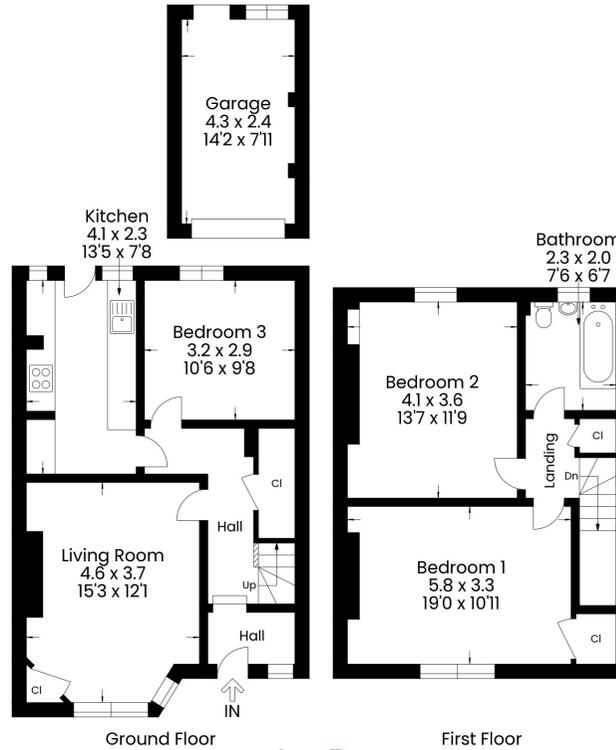
Easter Drylaw is a well-established residential area offering a range of local amenities and excellent transport connections. You'll find convenient shopping options, including a Morrisons supermarket at Waterfront Broadway and Ferry Road, along with additional retail outlets at Craighleith Retail Park. Edinburgh College is within close proximity, and for leisure, the Ainslie Park Leisure Centre offers sports facilities and a swimming pool. Situated in a peaceful yet convenient location near Ferry Road, a major route through the north of the city, residents enjoy easy access to key roads leading to the north and east. The area is well-served by regular bus services to the city centre and beyond. Green spaces abound, with local parks and the Royal Botanic Gardens, Inverleith Park, Victoria Park, and scenic waterfront walks at Granton and Newhaven just a short distance away. Next and more.

## Features

- Vestibule
- Entrance hall
- Living room
- Kitchen
- 3 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Driveway
- Garage
- EPC rating - D
- Council Tax Band - D
- Tenure - Freehold







This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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