



Drylaw, Edinburgh

57 EASTER DRYLAW DRIVE, EDINBURGH EH4 2QT

Set on an established street in Easter Drylaw, near local amenities, shops, schools and transport links, this modern two-bedroom property with large rear garden (which is not overlooked) and driveway is sure to appeal to a wide range of buyers, including couples, families and commuting professionals.

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DESCRIPTION

The property comprises of:

- Main Door Upper Flat
- Entrance Hall
- Bay-Fronted Living Room
- Separate Kitchen
- Two Double Bedrooms
- Dressing Room/Study
- Shower Room
- Good Storage
- Partially Double-Glazed
- Gas Central Heating
- Large Loft Space With Potential To Develop (subject to planning)
- Off-Street Parking
- Mature Private Garden To Rear
- Potential to convert the attic space subject to permissions. Warrant (lapsed), plans available on request.

LOCATION

Easter Drylaw Drive is a popular residential area close to Crewe Toll, in the north of the city and is ideally placed for shopping, transport, educational and recreational facilities. There is a Morrisons supermarket situated conveniently close by on Ferry Road and further shops and amenities can be found at Craighleith Retail Park which hosts many high street retail outlets. The boutiques, cafes and restaurants of Stockbridge are also within easy reach. The City centre with its impressive range of shopping, bars, restaurants, theatres, museums and galleries is just a short bus ride away.

The area is rightly renowned for its parks and gardens, with the leafy and green open spaces of Inverleith Park and the renowned Royal Botanical Gardens both close at hand. The property is within walking distance to the Western General Hospital and is close to Ainslie Park Leisure Centre and The Village Hotel both with swimming and sporting facilities. Schooling is available from nursery to senior level within the area. The area benefits from an excellent and extensive public transport network including regular bus services to the City Centre and surrounding areas. For the motorist Ferry Road provides good access to the motorway network and Edinburgh International Airport.

COUNCIL TAX BAND

Band C

EXTRAS

Light fittings, curtains, blinds, all floor coverings, cooker, fridge freezer and washing machine are included in the sale.

VIEWINGS

By Appointment with Agents. Tel: 0131 467 7550



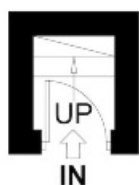


KITCHEN
13'5" x 7'2"
(4.09m x 2.18m)

BEDROOM
11'11" x 10'9"
(3.63m x 3.28m)

LIVING ROOM
15'4" x 12'2"
(4.67m x 3.71m)

BEDROOM
11'11" x 10'11"
(3.63m x 3.33m)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1.1 SQ M / 11 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 72.5 SQ M / 780 SQ FT

EASTER DRYLAW DRIVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 73.6 SQ M / 791 SQ FT
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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