



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**96 Wester Drylaw Drive**

DRYLAW, EDINBURGH, EH4 2SZ

# 96 Wester Drylaw Drive

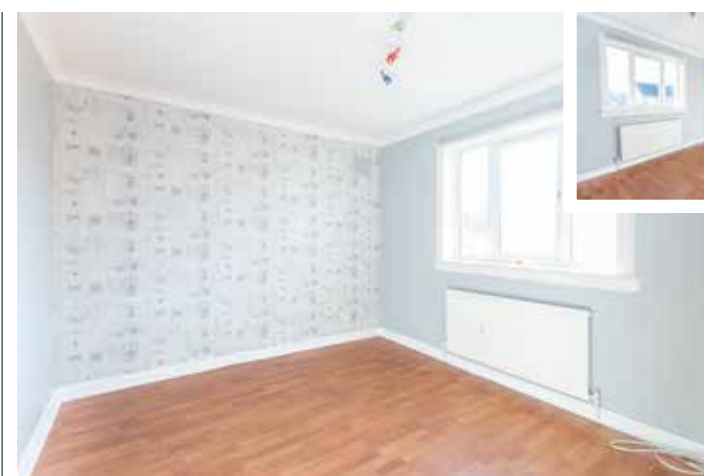
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The property is located in the Drylaw area which lies in a north/western district of the City. The property is ideally placed for shopping, transport, educational and recreational facilities. There is an excellent bus service close to hand which will take you the short 10 minute journey into the City Centre. Local shopping is within walking distance but for those whose needs are greater, a wider range of shops can be found at the City Centre which, as previously mentioned, is only a short bus or car journey away. Local state and private schools are within walking distance as are many fine recreational facilities within the area. The Ainslie Park recreational centre, having sports facilities and a swimming pool is a prime example.

Internally this accommodation is in excellent decorative order having

recently been modernised. The property briefly consists of an entrance hallway including a storage cupboard. The hallway leads into the bright and spacious lounge. The kitchen is brand new and is spacious, featuring multiple floor and wall based storage units, an oven with and gas hob and free-standing washing machine which will be included in the sale. Featuring two double bedrooms. Each bedroom is spacious enough for a variety of furniture configurations as well as being double rooms, however, both bedrooms come with built-in wardrobes.

Finally, the property is completed with a three-piece, fully tiled bathroom with electric shower over the bath. This property also benefits from gas central heating, a large garden, driveway and a handy external storage cupboard.





Approximate Dimensions (Taken from the widest point)

Lounge	4.78m (15'8") x 3.96m (13')
Kitchen	3.31m (10'10") x 2.69m (8'10")
Bedroom 1	4.12m (13'6") x 3.35m (11')
Bedroom 2	3.54m (11'7") x 2.96m (9'9")
Bathroom	1.89m (6'2") x 1.68m (5'6")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup> | EPC Rating: C



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Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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**AOIFE McDONALD**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer