

38 Easter Drylaw Drive

EDINBURGH, EH4 2QU



*SPACIOUS TWO BEDROOM UPPER VILLA FLAT
IN EDINBURGH'S EASTER DRYLAW*



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McEwan Fraser Legal is delighted to present this two-bedroom upper villa flat in Edinburgh's desirable Easter Drylaw area of the city. The property is in walk-in condition having been upgraded over time by the current owners.

Inside, the property comprises of a spacious living area which is bright and modern with various possibilities on furniture arrangements. The fully equipped kitchen is modern and fitted with various free-standing and integrated appliances, with hob and fan oven as the cooking facilities. This room is sure to satisfy your kitchen requirements. The property benefits from two double bedrooms of which both offer various options for storage furniture and benefit from being flooded with natural light. There is one modern bathroom which has a fitted three-piece suite with shower and bath. Whilst the attic cannot be classified as an official room there are stairs up to the fully floored attic space which would be a perfect home office or simply additional accessible storage space. Many convert the attic to a master bedroom with en-suite.

38 Easter Drylaw Drive

the lounge



the kitchen





bedroom 1

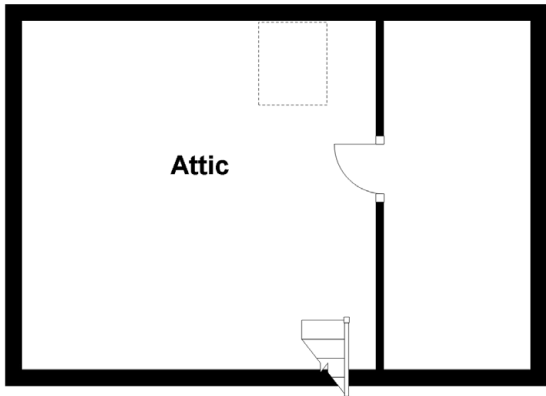
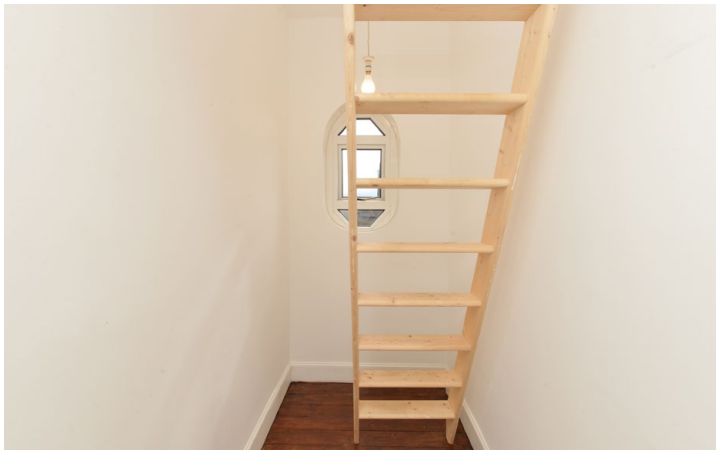
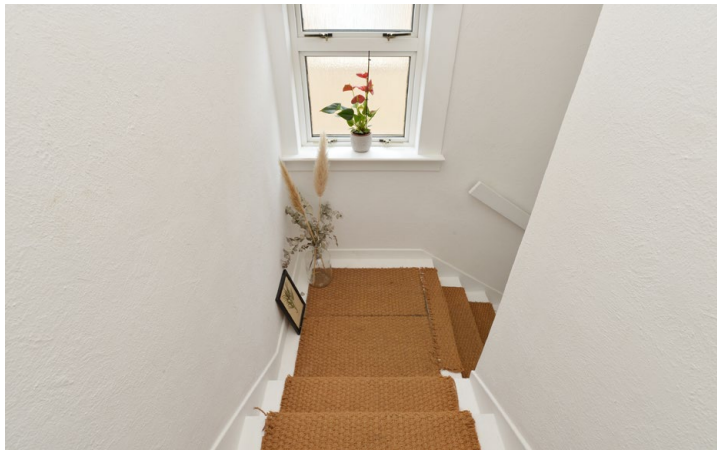




bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.80m (15'9") x 3.87m (12'8")	Attic	4.26m (14') x 4.20m (13'9")
Kitchen	4.40m (14'5") x 2.13m (7')		
Bedroom 1	3.64m (11'11") x 3.27m (10'9")	Gross internal floor area (m ²): 72m ²	
Bedroom 2	3.63m (11'11") x 3.27m (10'9")	EPC Rating: C	
Bathroom	2.13m (7') x 2.08m (6'10")		





In addition to this, the property includes off-street parking, private well maintained back garden which has a pizza oven and the property further benefits from gas central heating and from double glazed windows making a cost-effective home, year-round.



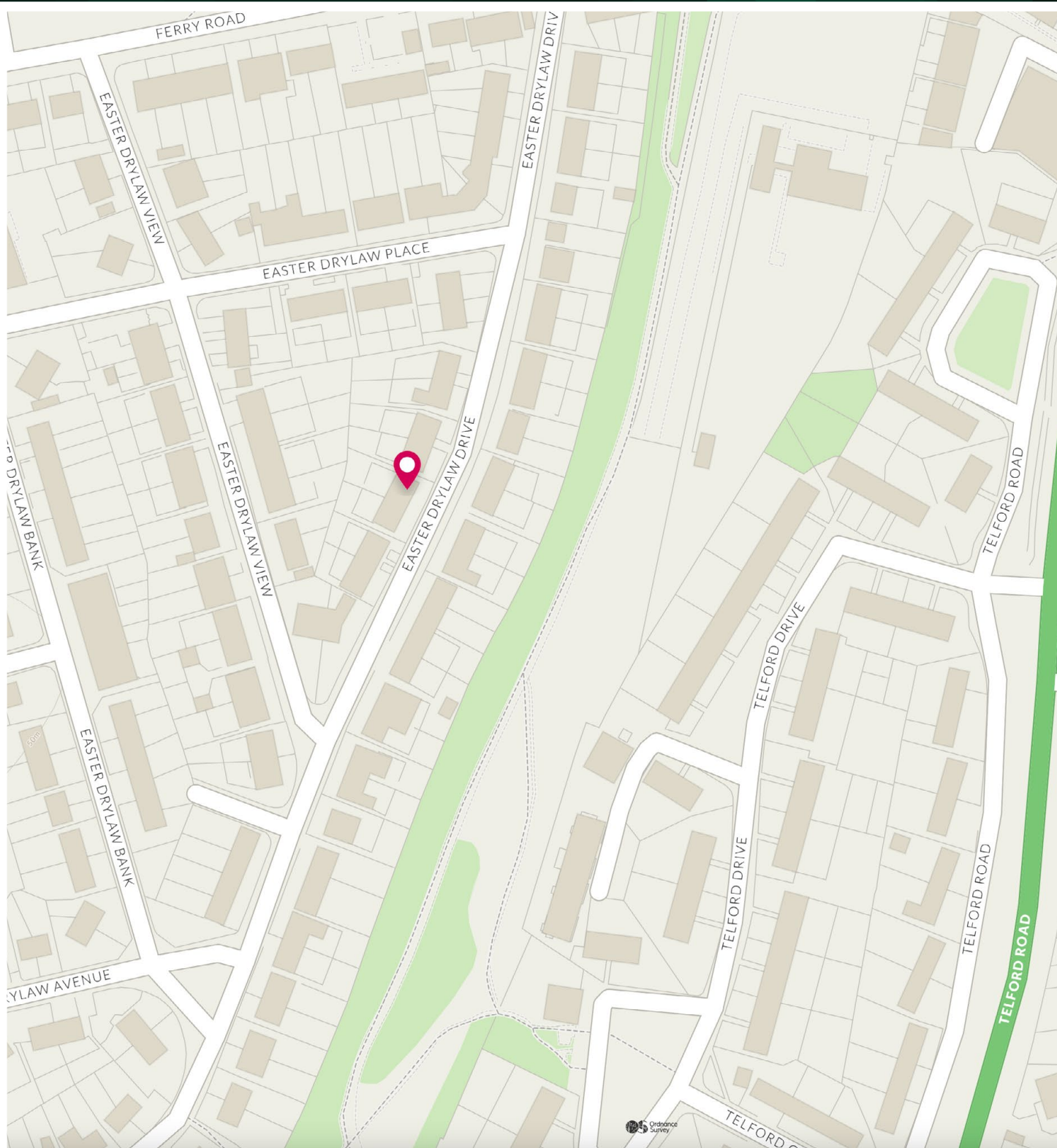


The property is located in the Drylaw area which lies in a north/western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities.

There is an excellent bus service close to hand which will take you the short ten-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. The property is close to the many walking/cycle paths Edinburgh has to offer. Inverleith park (20minute walk) and Stockbridge (30minute walk) are easily accesible, Cramond is roughly a ten minute car journey for coastal walks.

The Location



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