

113 Wester Drylaw Place

EDINBURGH, EH4 2TQ



*SPACIOUS TWO BEDROOM TERRACED
HOUSE IN EDINBURGH'S DRYLAW AREA*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this two-bedroom terraced house in the popular area of Drylaw. Within touching distance of Edinburgh city centre. The property is in walk-in condition having been upgraded and modernised by the current owner.

Inside, the property comprises a fully equipped open plan kitchen/living/dining area which is accessed from the entrance vestibule. This room benefits from light at the front and rear of the building and gives access to the private rear garden. The spacious living area offers various possibilities for furniture arrangements. The property has two spacious double bedrooms and one main family bathroom which is a modern three-piece suite

In addition to the above the property also benefits from excellent storage with cupboards and attic. It is worth noting the property benefits from a modern gas central heating system as well as double glazed windows making for a warm home year round. This property is expected to be of particular interest and as such early viewing is recommended.

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bedroom 1

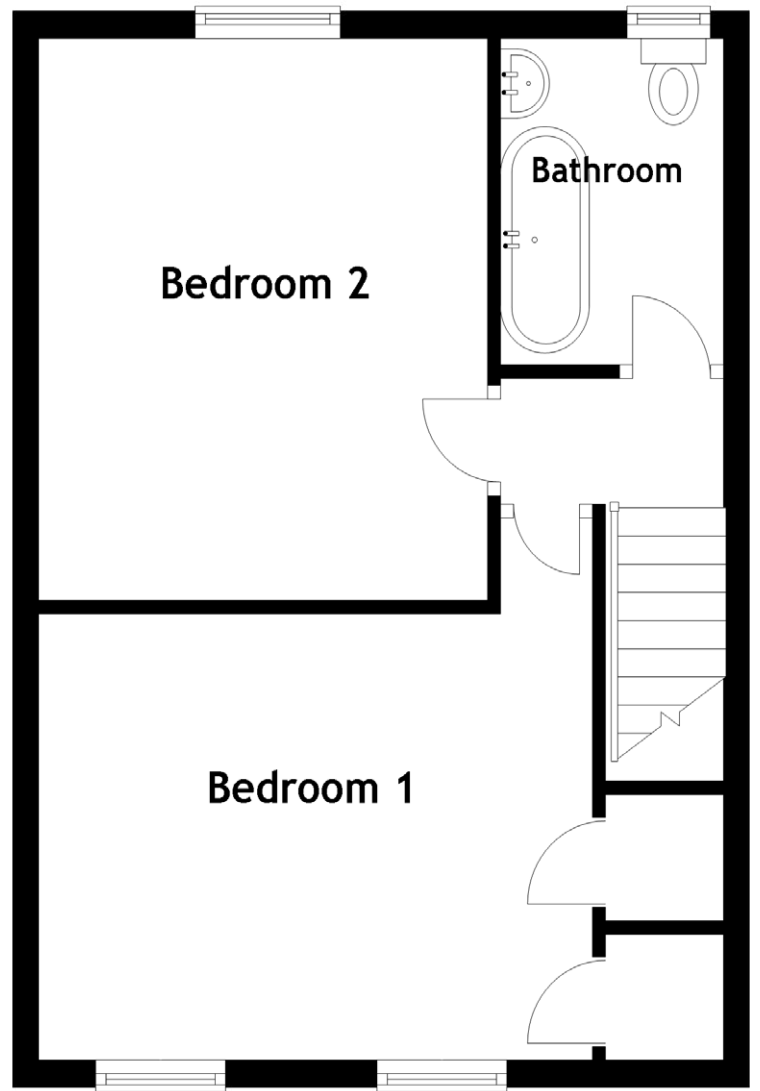
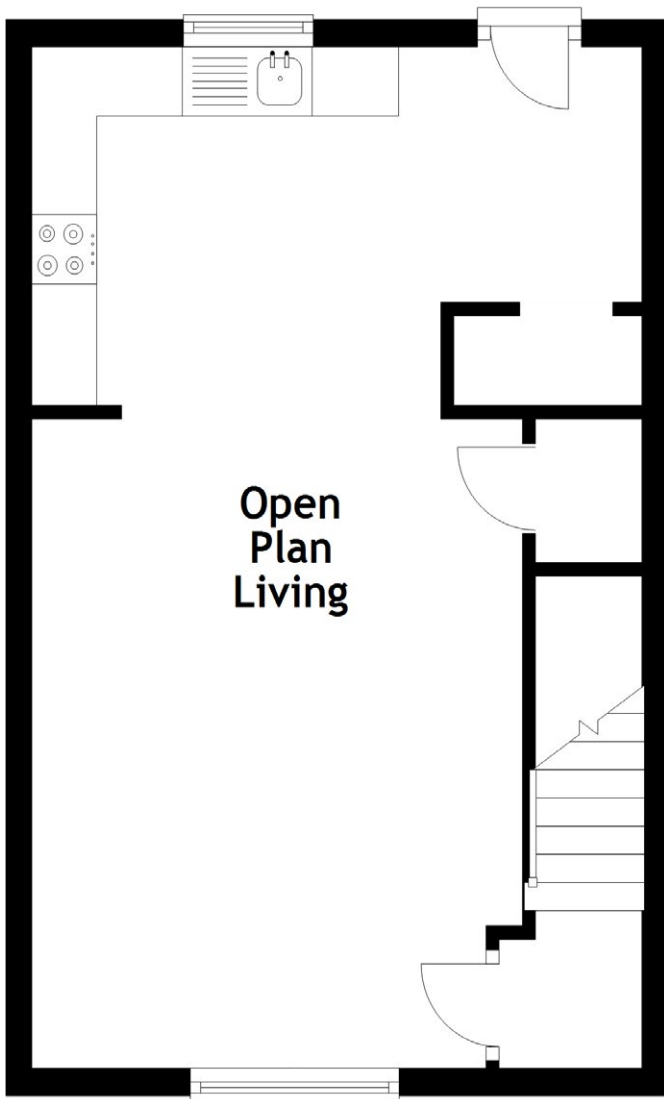




bedroom 2







Approximate Dimensions

(Taken from the widest point)

Open Plan Living	7.40m (24'3") x 4.71m (15'5")
Bedroom 1	4.27m (14') x 3.23m (10'7")
Bedroom 2	4.07m (13'4") x 3.46m (11'4")
Bathroom	2.36m (7'9") x 1.72m (5'8")

Gross internal floor area (m²): 74m²

EPC Rating: C





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 swimming pool is a prime example.

The Location

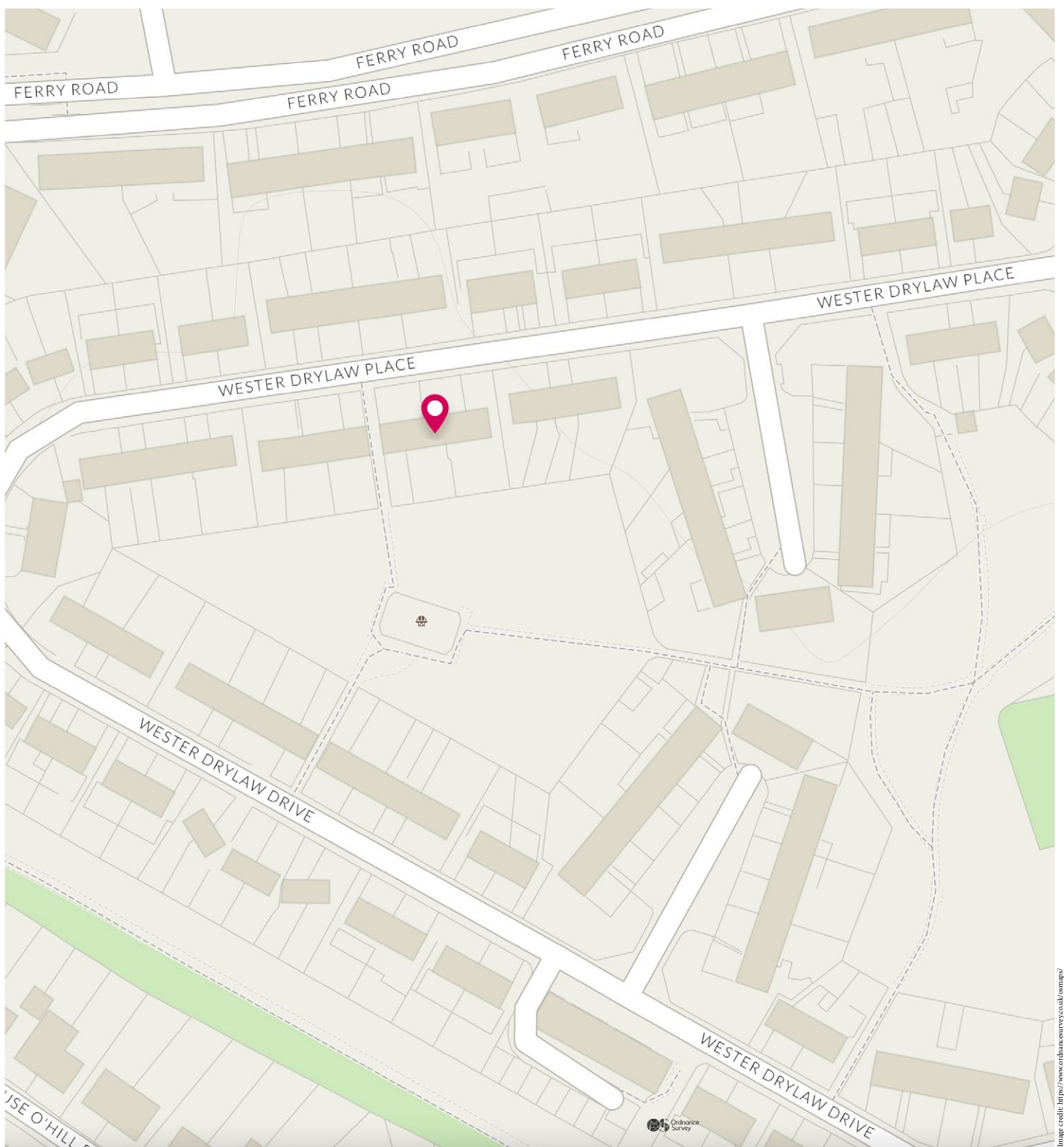


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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THE TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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