McEwan Fraser Legal
Solicitors & Estate Agents

35 Wester Drylaw Place

EDINBURGH, EH4 2TN

Beautifully decorated two bedroom villa in an ever popular location

THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

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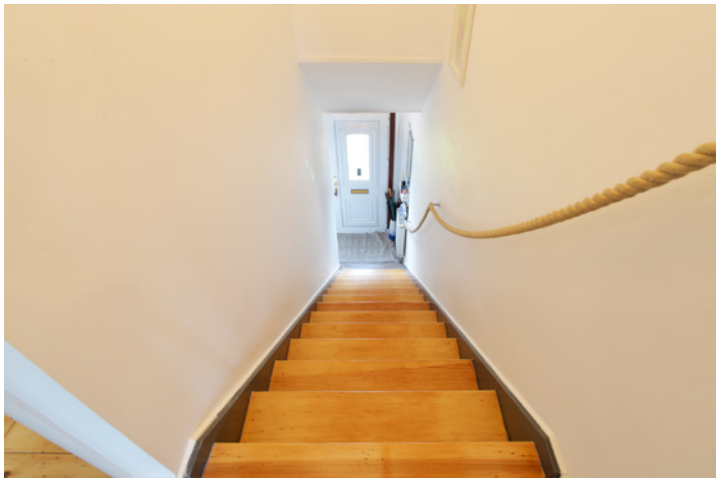
McEwan Fraser Legal is delighted to present new to the market, this very well proportioned, and beautifully decorated, two-bedroom terraced villa. The property is in excellent condition with no need for upgrading.

THE LOUNGE/KITCHEN

Briefly comprises a bright and comfortable lounge with a large front-facing window filling the room with lots of natural light. A fully equipped open-plan breakfasting kitchen, newly upgraded and includes ample wall and base units with access to the rear garden.



Upstairs there are two good-sized double bedrooms with built-in storage and a partially tiled three-piece shower room completes the rooms.

The property further benefits from gas central heating and double glazed windows throughout.

THE SHOWER ROOM

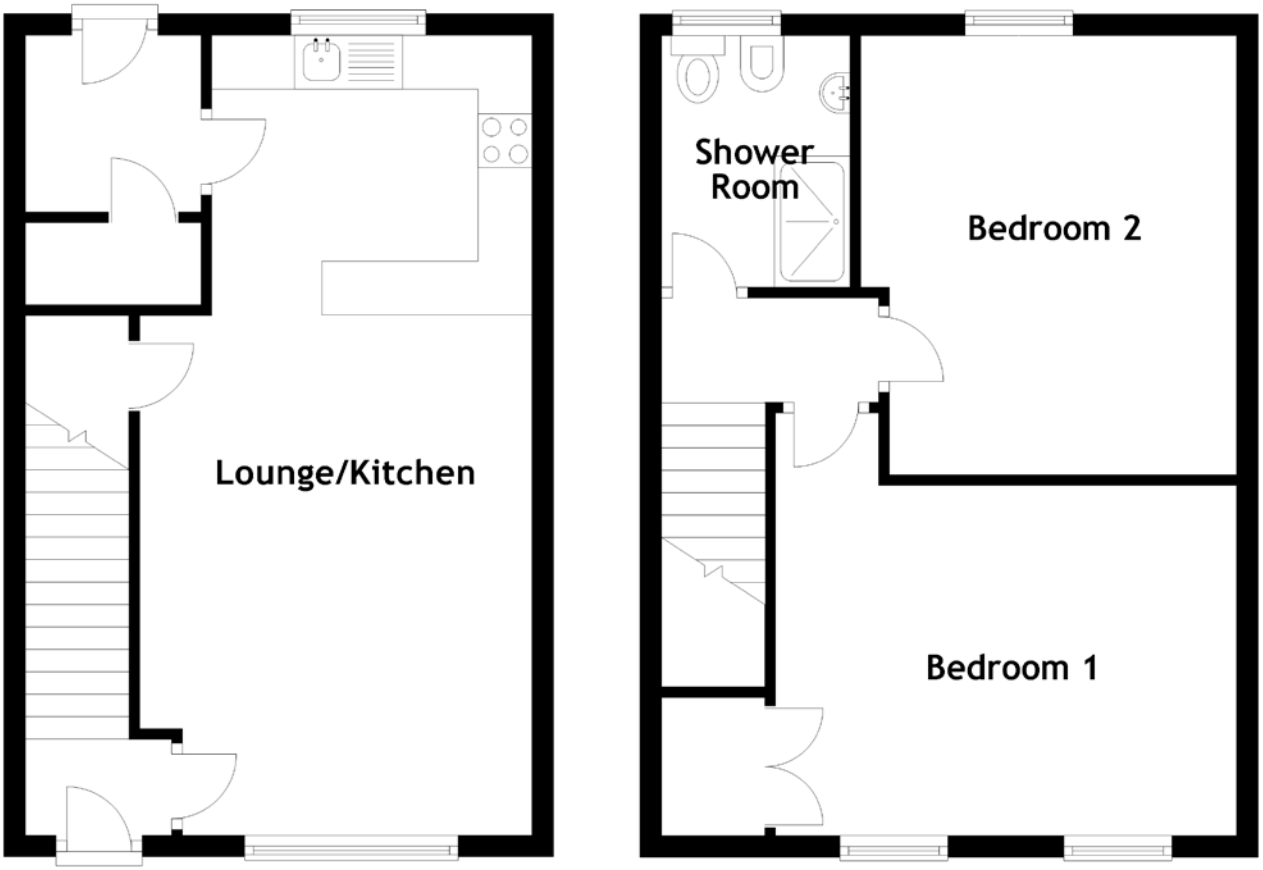
BEDROOM 1

BEDROOM 2

Externally, the property has a private lawn to the front with a spacious and secure garden to the rear with a vegetable garden and drying area. Ample on-street parking is also available for residents and visitors alike.

THE GARDENS

FLOOR PLAN, DIMENSIONS & MAP

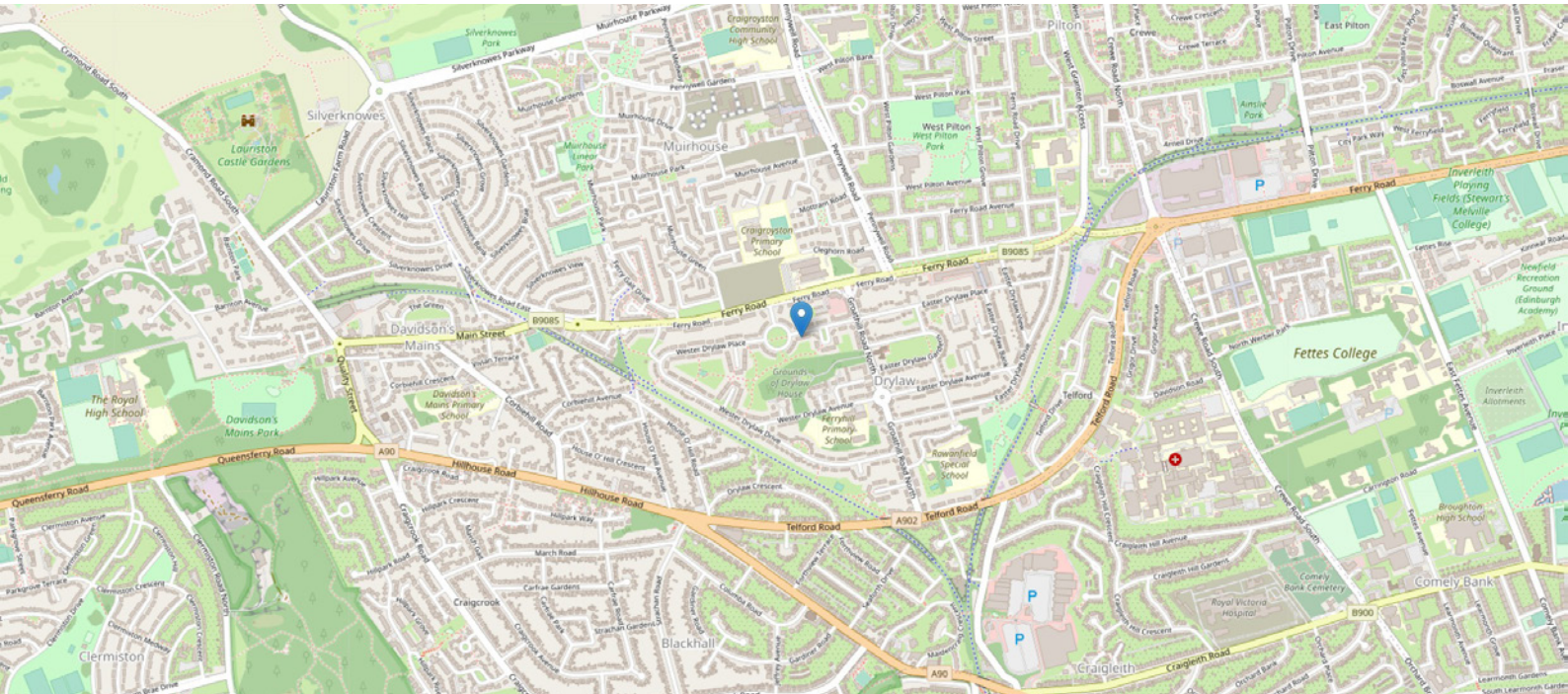


Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	7.42m (24'4") x 3.64m (11'11")
Bedroom 1	4.28m (14') x 3.92m (12'10")
Bedroom 2	4.07m (13'4") x 3.49m (11'5")
Shower Room	2.33m (7'8") x 1.75m (5'9")

Gross internal floor area (m^2): 74m^2
EPC Rating: C

Buyer's Premium Value: £3700.00



THE LOCATION

This fantastic 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.

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