

51 Wester Drylaw Place

DRYLAW, EDINBURGH, EH4 2TL



Charming semi-detached home with spacious interiors and a delightful garden retreat



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Welcome to this charming two-bedroom semi-detached house located on Wester Drylaw Place, Edinburgh.

THE LIVING ROOM



Upon entering through the main door, you are greeted by a welcoming entrance hallway. To your immediate left, you will find a spacious and bright living room, featuring dual-aspect windows that flood the space with natural light. This inviting room seamlessly connects to the kitchen.

THE KITCHEN



The kitchen is a bright and functional space, offering ample storage and generous worktop areas. Adjacent to the kitchen is a convenient utility room, providing additional storage and practicality. From the kitchen, you can access the large, well-maintained rear garden, perfect for outdoor activities and relaxation.

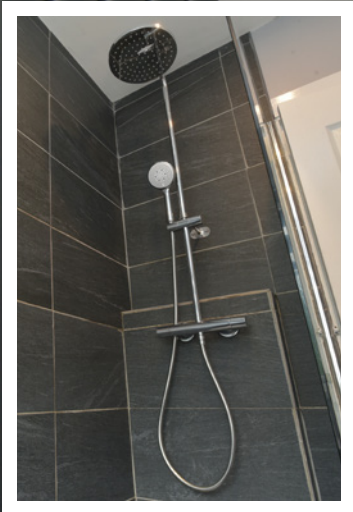




Ascending to the upper level, you will discover two generously sized double bedrooms, both equipped with integrated wardrobes for ample storage. The main family shower room, featuring a three-piece suite, is also located on this floor.

The property further benefits from an attic conversion, accessible via a ladder. This versatile space is currently configured as a bedroom but offers the flexibility to be used as desired, whether as an office, playroom, or additional storage.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



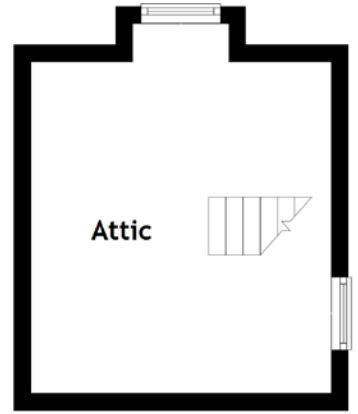
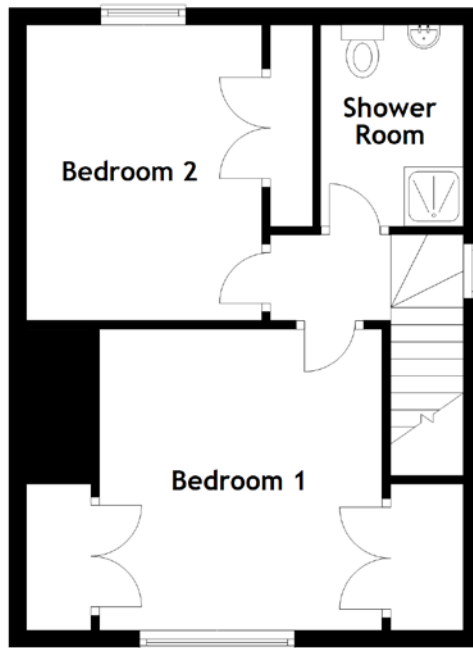
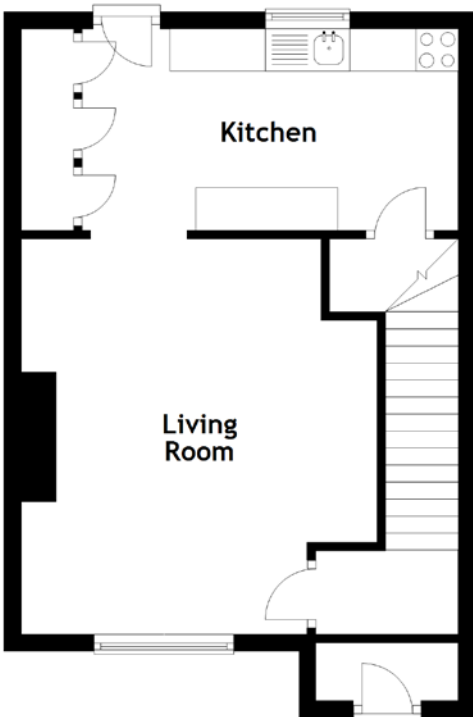
Externally, the property boasts a beautifully maintained rear garden with a patio area, ideal for outdoor furniture and entertaining. At the front, a large driveway provides ample parking space for up to three cars, adding to the convenience of this delightful home.

This property on Wester Drylaw Place offers a perfect blend of comfort, space, and practicality, making it an ideal choice for families and professionals alike.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

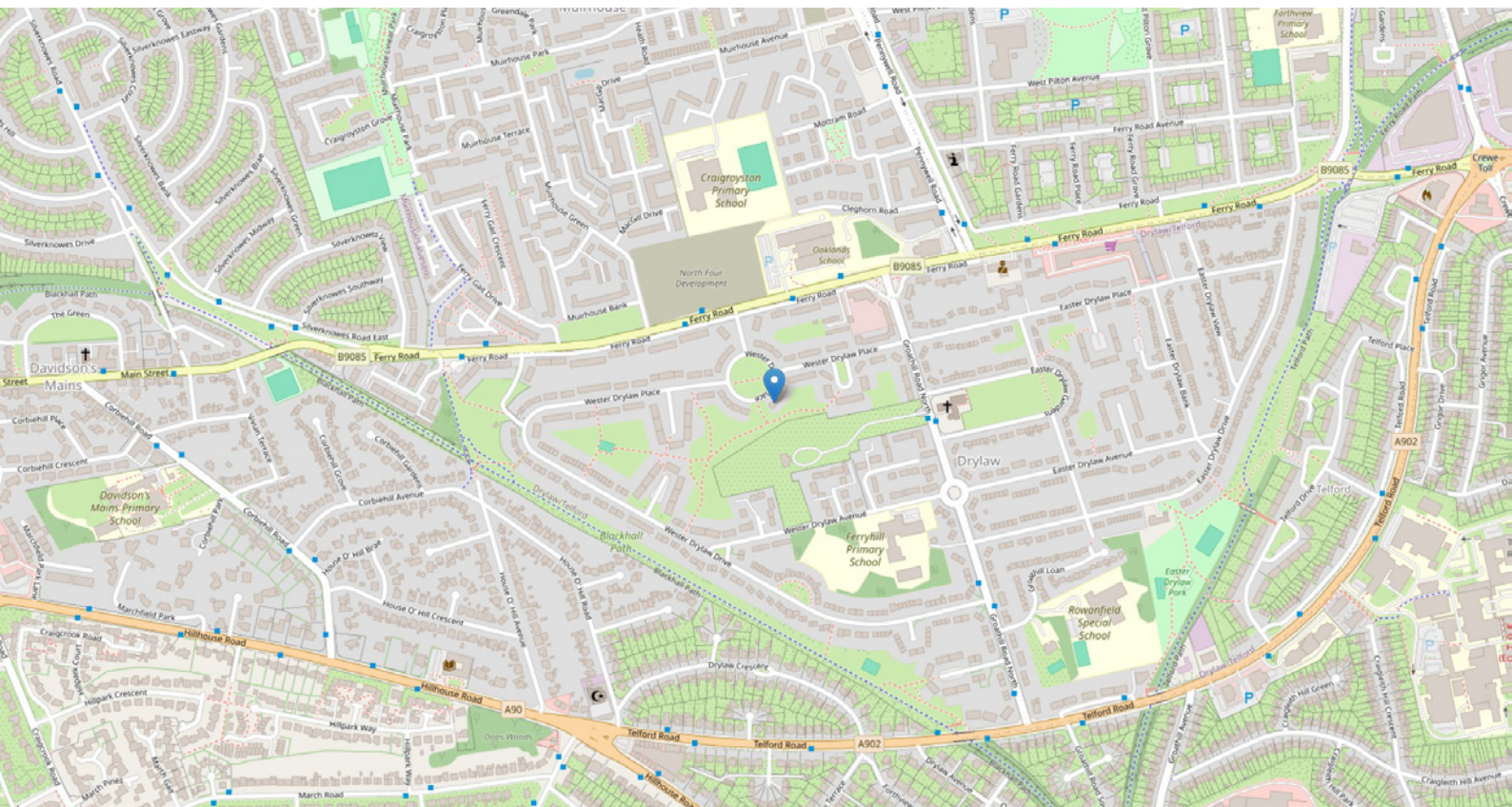


Approximate Dimensions
(Taken from the widest point)

Living Room 4.68m (15'4") x 4.22m (13'10")
 Kitchen 4.45m (14'7") x 2.38m (7'10")
 Bedroom 1 3.56m (11'8") x 3.34m (11')

Bedroom 2 3.50m (11'6") x 2.79m (9'2")
 Shower Room 2.38m (7'10") x 1.70m (5'7")
 Attic 3.92m (12'10") x 3.56m (11'8")

Gross internal floor area (m²): 75m²
 EPC Rating: D



THE LOCATION

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 in 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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