

# 141 Easter Drylaw Drive

EDINBURGH, EH4 2RX



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Spacious Two Bedroom Mid-Terrace  
House In Edinburgh's Easter Drylaw*





McEwan Fraser Legal is delighted to present this two-bedroom mid-terrace house in Edinburgh's desirable Easter Drylaw area of the city. The property is in walk-in condition, and ready for you to put your own stamp on the decor, but needs no major changes. The house offers excellent access to Easter Drylaw Park.

# THE LIVING ROOM



Internally the ground floor consists of a large living room with plenty of space for a full suite, dining room table and that much-needed working from home setup. The front window provides a capacious amount of natural light into the property.

# THE KITCHEN



The fully equipped kitchen is modern, and fitted with various free-standing and integrated appliances, with a gas hob and fan oven. The space by the rear door of the property currently holds a large American-style fridge/freezer, but could easily be used as a utility room.







The first floor consists of two double bedrooms, both with fitted wardrobes and further storage space. At the top of the stairs, you will find the three-piece bathroom suite.

## THE SHOWER ROOM



# BEDROOM 1





# BEDROOM 2





In addition to this, the property has a two-car driveway on the front and a large, South facing, garden to the back.  
The property benefits from a direct walkway to the rear garden from the front of the house.

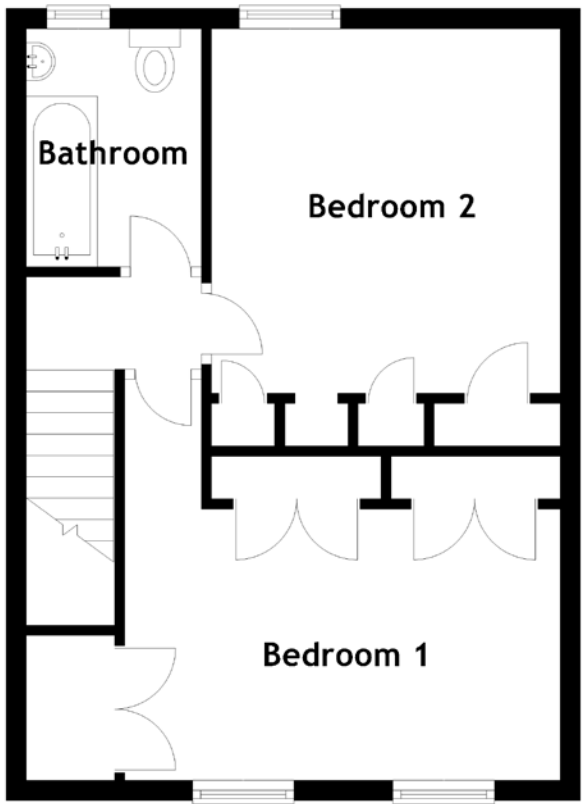
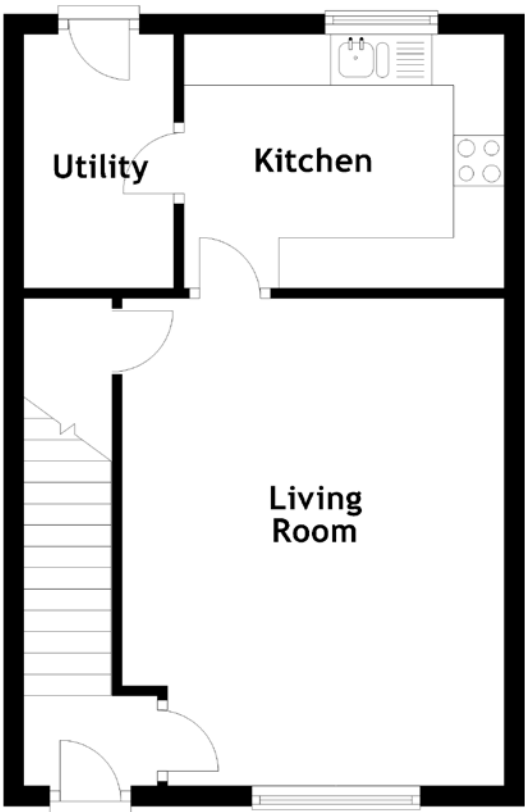
This is a rare opportunity to acquire a house in a fantastic location, which will not be on the market for long!

# THE GARDEN & VIEW





# FLOOR PLAN, DIMENSIONS & MAP



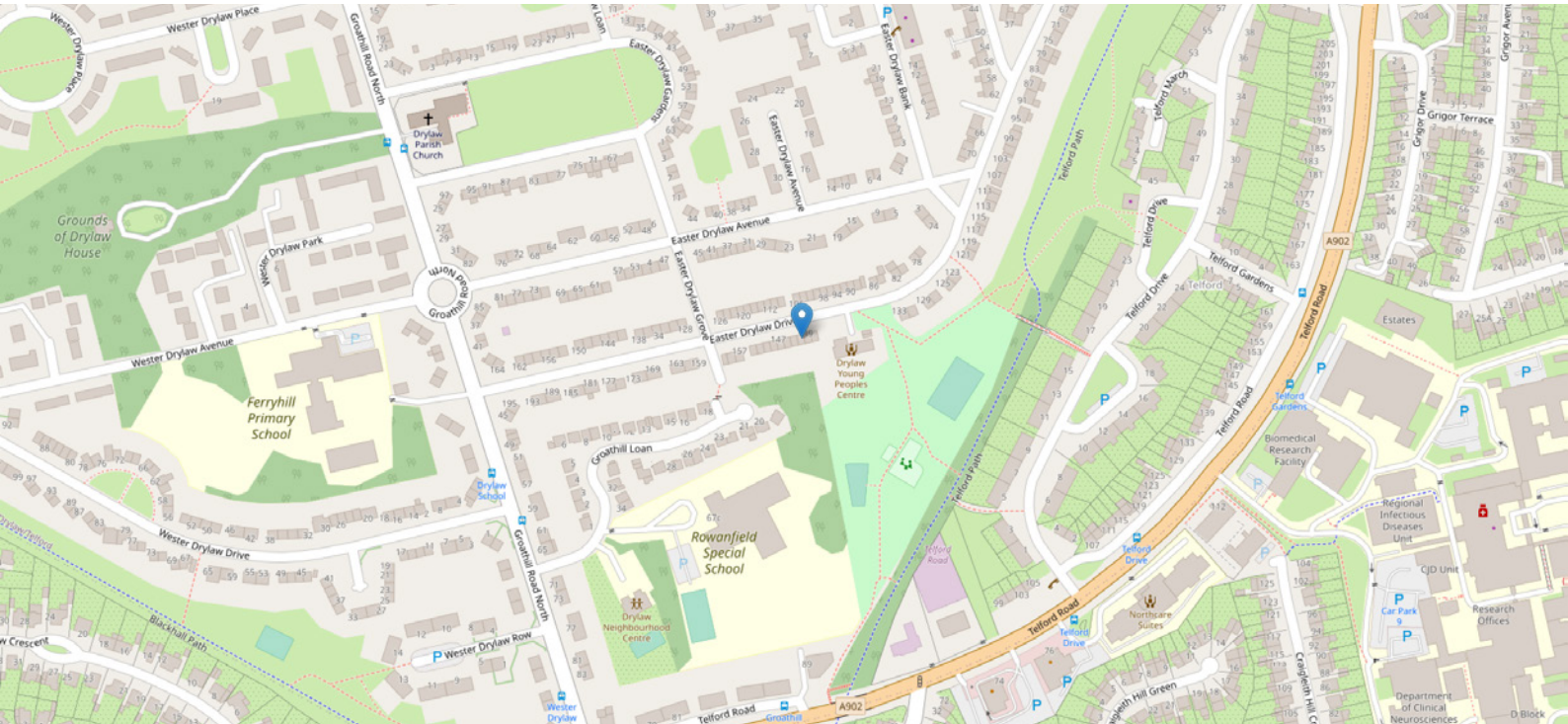
Approximate Dimensions  
(Taken from the widest point)

Living Room 4.80m (15'9") x 3.77m (12'4")  
Kitchen 3.16m (10'4") x 2.50m (8'2")  
Utility 2.50m (8'2") x 1.54m (5'1")  
Bedroom 1 4.37m (14'4") x 3.95m (12'11")

Bedroom 2 3.59m (11'9") x 3.44m (11'3")  
Bathroom 2.34m (7'8") x 1.73m (5'8")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>  
EPC Rating: D

Buyer's Premium Value: £6000.00





# 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 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. Easter Drylaw Park provides a stunning space for walks on the Summer days to come.



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Available**



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