

# 13 Easter Drylaw View

DRYLAW, EDINBURGH, EH4 2QR



*SPACIOUS TWO BEDROOM  
MAIN DOOR FLAT*



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McEwan Fraser Legal is delighted to present this two-bedroom main-door flat in Edinburgh's Easter Drylaw area.

Inside, the property comprises a spacious living area overlooking the private front garden and is generously proportioned and offers various possibilities for furniture arrangements. There is a fully equipped kitchen which leads to the private rear garden. The kitchen is fitted with electric hob, fan oven and DW. There are two double bedrooms in the property and both of which benefits from integrated wardrobes. The bathroom is a modern three-piece suite with a shower over the bath.

The garden to the rear has a garden shed and decking, while the front has a single driveway. In addition to this, the property has off-street parking and a private rear garden. There is double glazing and modern gas central heating making for a warm and cost-effective home, year round.

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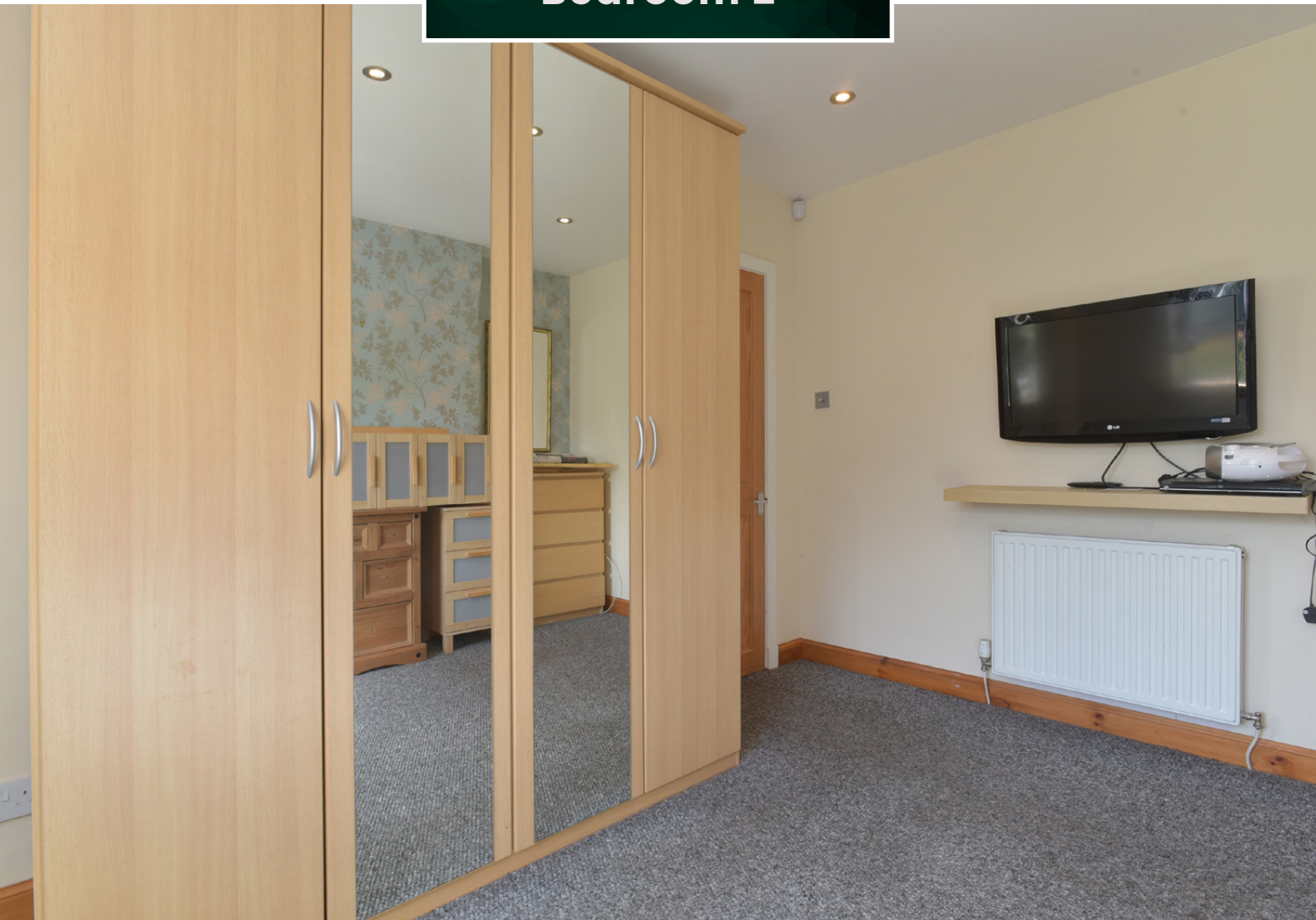
**Bedroom 1**





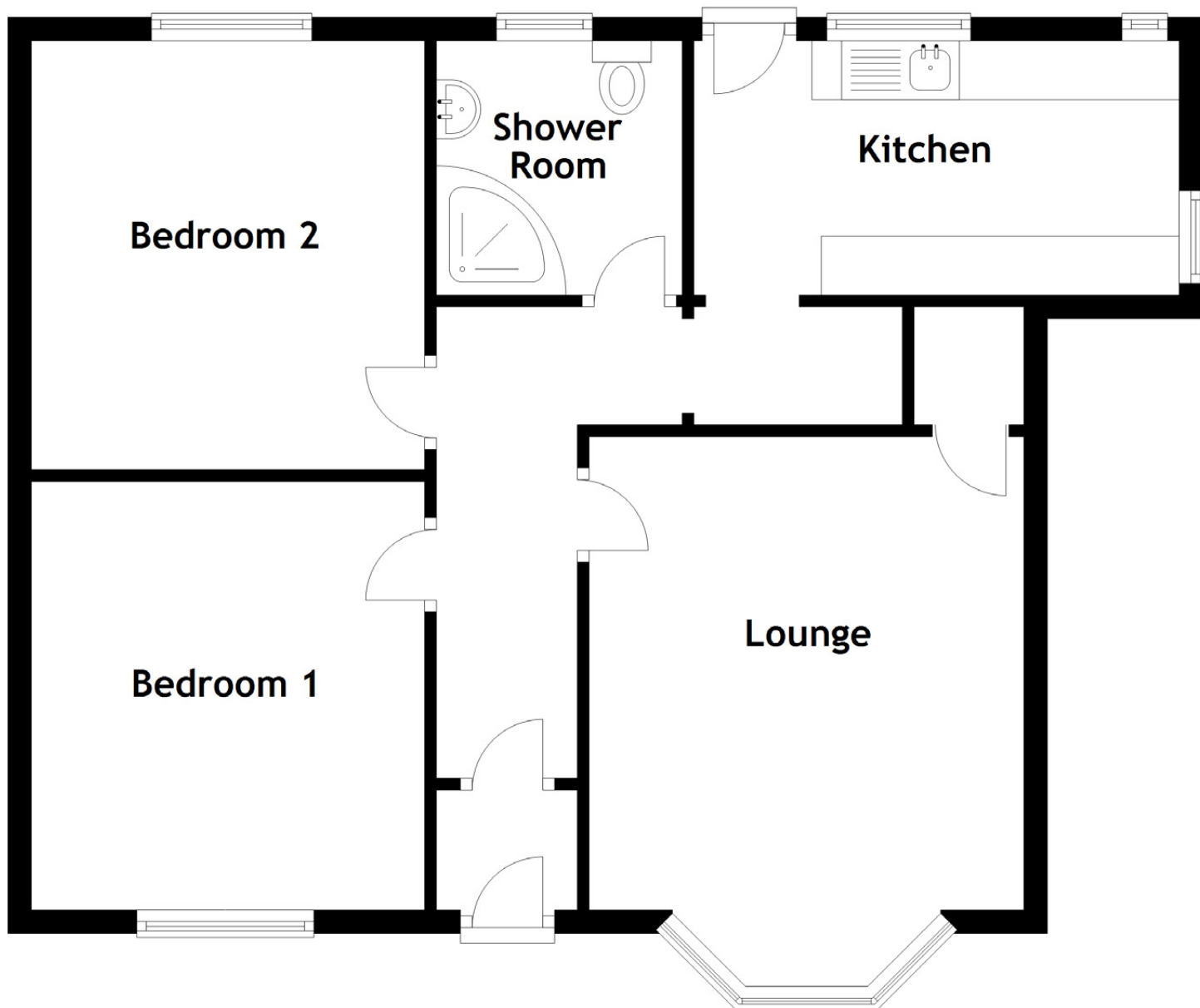


**Bedroom 2**









#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.81m (15'9") x 3.69m (12'1")
Kitchen	4.12m (13'6") x 2.16m (7'1")
Bedroom 1	3.64m (11'11") x 3.34m (10'11")
Bedroom 2	3.64m (11'11") x 3.34m (10'11")
Shower Room	2.16m (7'1") x 2.09m (6'10")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>

EPC Rating: C









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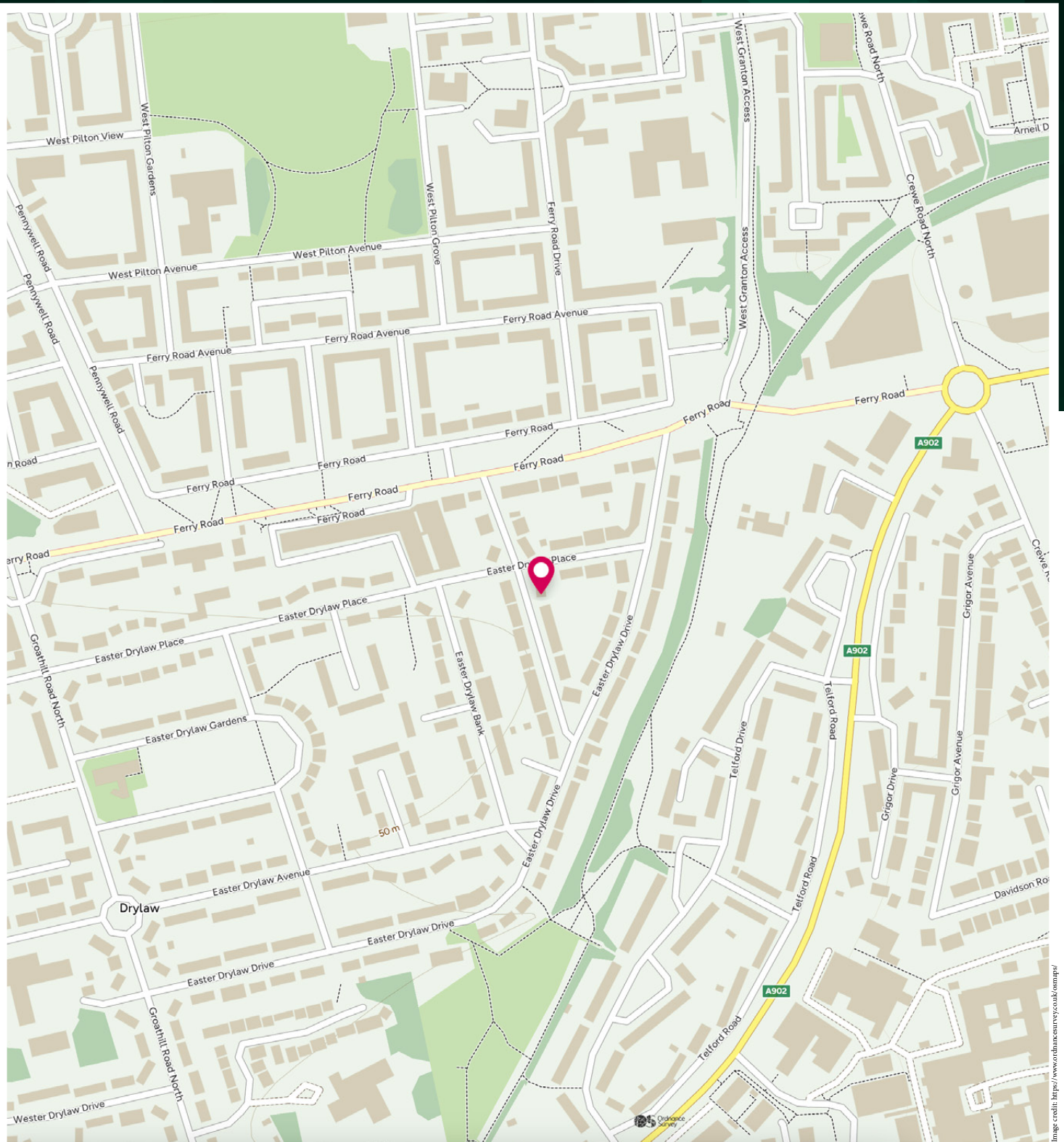
The property is located in the Easter Drylaw area which lies in a North Western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities. There is an excellent bus service close to hand which will take you the short ten-minute journey into 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.

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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