

EDINBURGH

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 10-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.



LOUNGE/KITCHEN



11/2 WESTER DRYLAW ROW

McEwan Fraser Legal are delighted to bring to the open market this two-bedroom ground floor flat. The property is in excellent condition throughout and would make a fantastic family home.

In more detail the property consists of a welcoming hallway with storage. The bright and airy lounge allows for free standing furniture and different furniture configurations. The kitchen benefits from floor to ceiling units, hob, hood, oven, space for washing machine and fridge freezer as well as generous work top space.

There are two excellent sized bedrooms, both allowing for free standing furniture and also benefiting from built in storage.

The bathroom completes the property internally with shower over bath, wash hand basin and W/C.

Externally the front garden is a mixture of laid to lawn and driveway. The back garden also comes with its own private strip as well as access to the communal area.

The property also benefits from gas central heating and double-glazed windows.

Early viewing is highly recommended.

FANTASTIC TWO BEDROOM
GROUND FLOOR FLAT





BEDROOMS/BATHROOM



FLOOR PLAN, DIMENSIONS, LOCATION



Approximate Dimensions (Taken from the widest point)

Lounge	4.81m (15'9") x 3.49m (11'5")
Kitchen	3.09m (10'2") x 2.79m (9'2")
Bedroom 1	4.14m (13'7") x 3.38m (11'1")
Bedroom 2	3.36m (11') x 3.07m (10'1")
Bathroom	2.45m (8') x 1.66m (5'5")

Gross internal floor area (m²): 71m² | EPC Rating: D

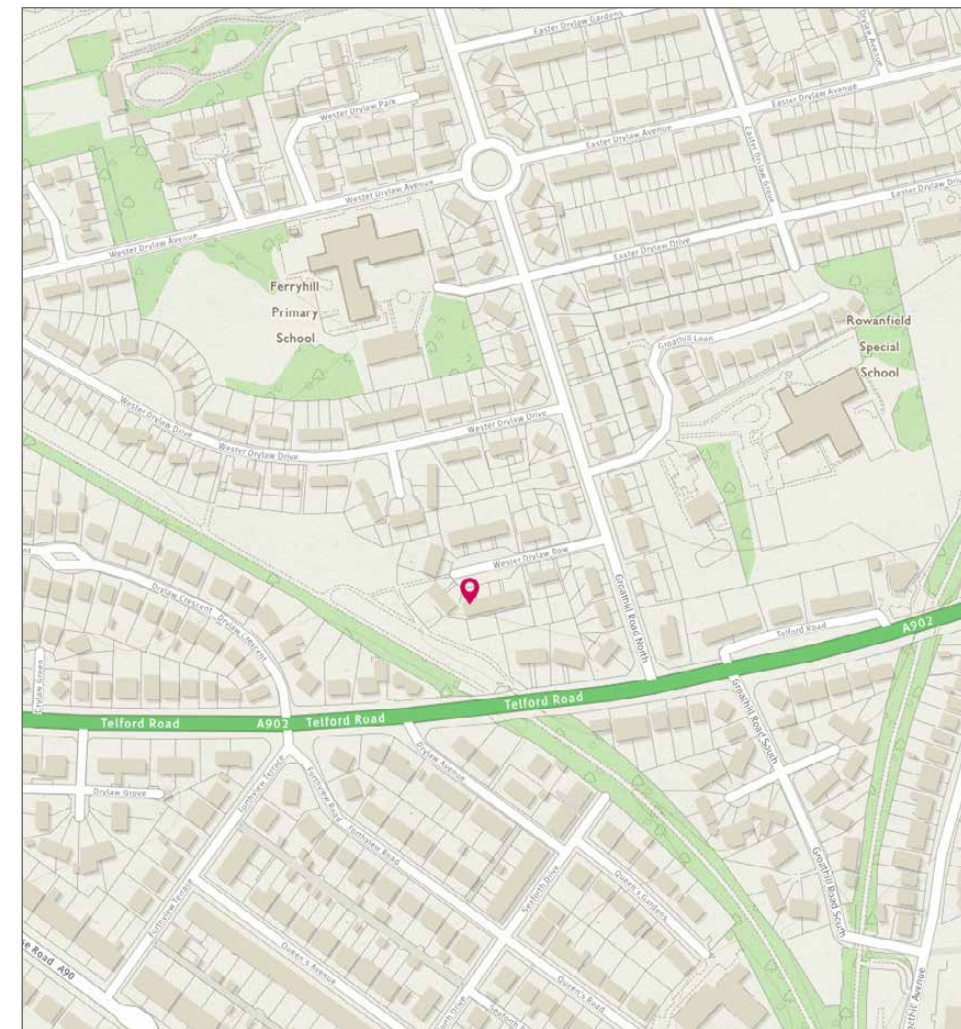


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
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Available

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Text and description
GRAEME NIMMO
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer