

# 15 Groathill Road North

DRYLAW, EDINBURGH, EH4 2RQ



*THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM  
AND IS SUITABLE FOR CASH BUYERS ONLY*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser is pleased to present this extended four-bedroom semi-detached property, offering a superb value-add opportunity for investors and developers.

Requiring full renovation, the property is offered to cash buyers only and presents excellent scope for refurbishment, reconfiguration, and potential uplift in value.

The current accommodation comprises two public rooms, kitchen, and integral garage on the ground floor; three bedrooms, a further public room, and family bathroom on the first floor; with an additional en-suite double bedroom in the attic conversion.







**Bedroom 1**





**Bedroom 2**

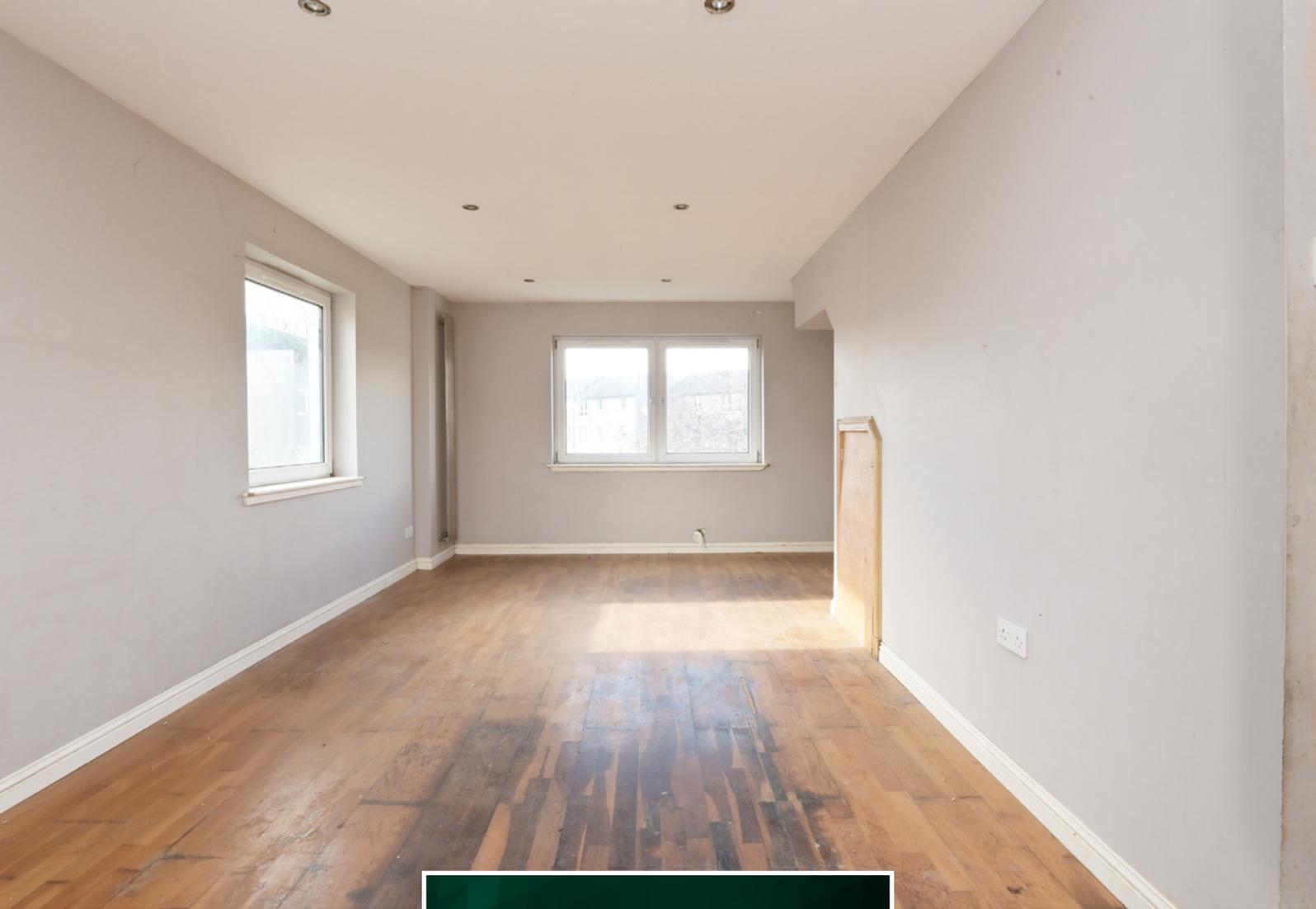




**Bedroom 3**







**Upper Lounge**



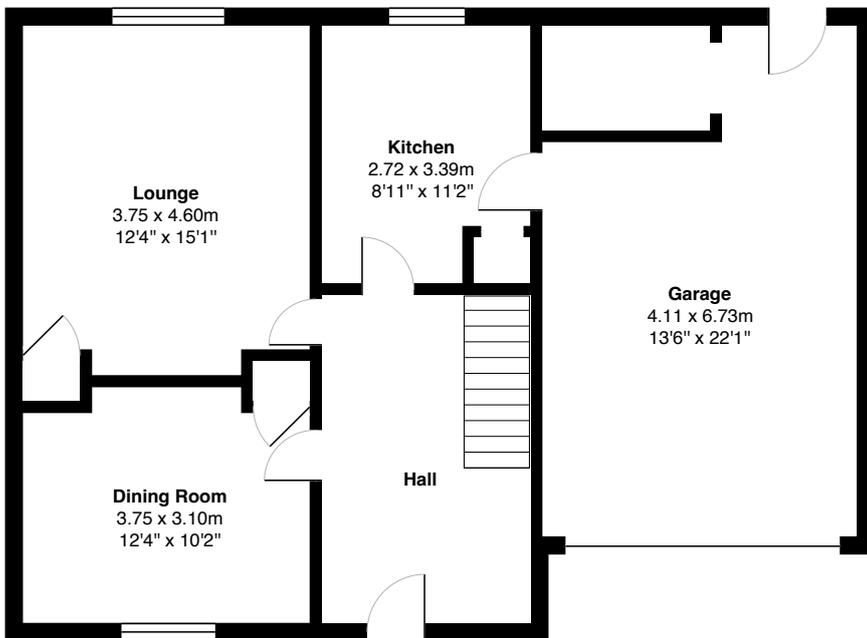
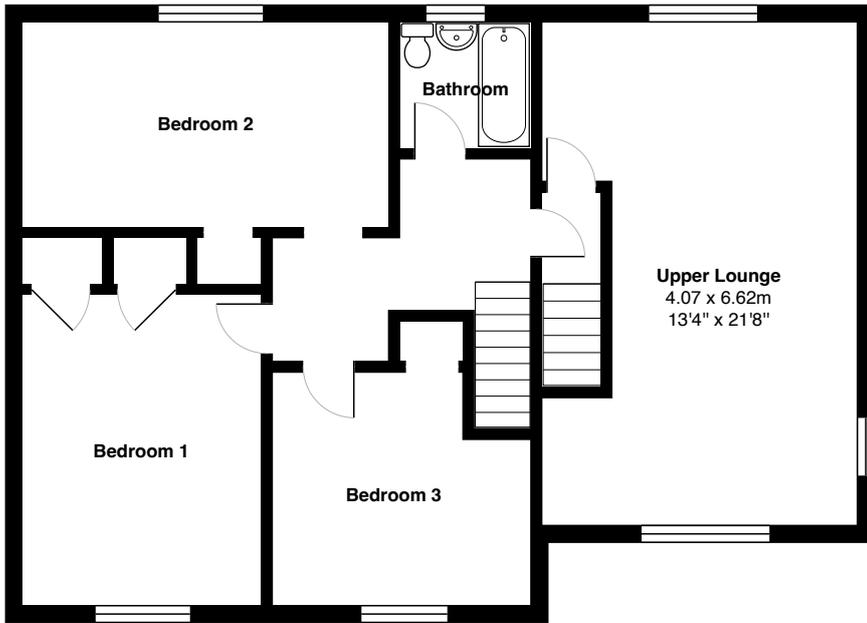
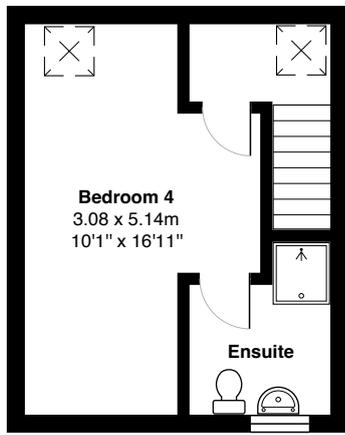




**Bedroom 4**







Gross internal floor area (m<sup>2</sup>): 142m<sup>2</sup>

EPC Rating: D

Buyer's Premium Value: £5250



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With generous internal space and flexible layout options, this property is ideally suited to those seeking a refurbishment project with strong resale or rental potential. Early viewing is recommended to fully appreciate the scale of the opportunity.





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Located in Edinburgh's popular Drylaw district, this property sits within a mature, well-connected residential area offering easy access to the city centre and surrounding districts. The area features established housing, green spaces, and everyday conveniences, making it attractive to a wide range of buyers.

Drylaw is served by reputable primary and secondary schools, with further education opportunities also available nearby. Excellent transport links include frequent bus services along Ferry Road and strong road access to the city bypass and motorway networks (M8, M9, M90), while Edinburgh Airport is within a short drive.

Local amenities include convenience shopping, a post office, and everyday services, while Craighleith Retail Park provides extensive retail options. Leisure facilities include Ainslie Park Leisure Centre, Easter Drylaw Park, Inverleith Park, the Royal Botanic Garden, Silverknowes waterfront, and local golf courses, with surrounding cycle paths ideal for walking and cycling.

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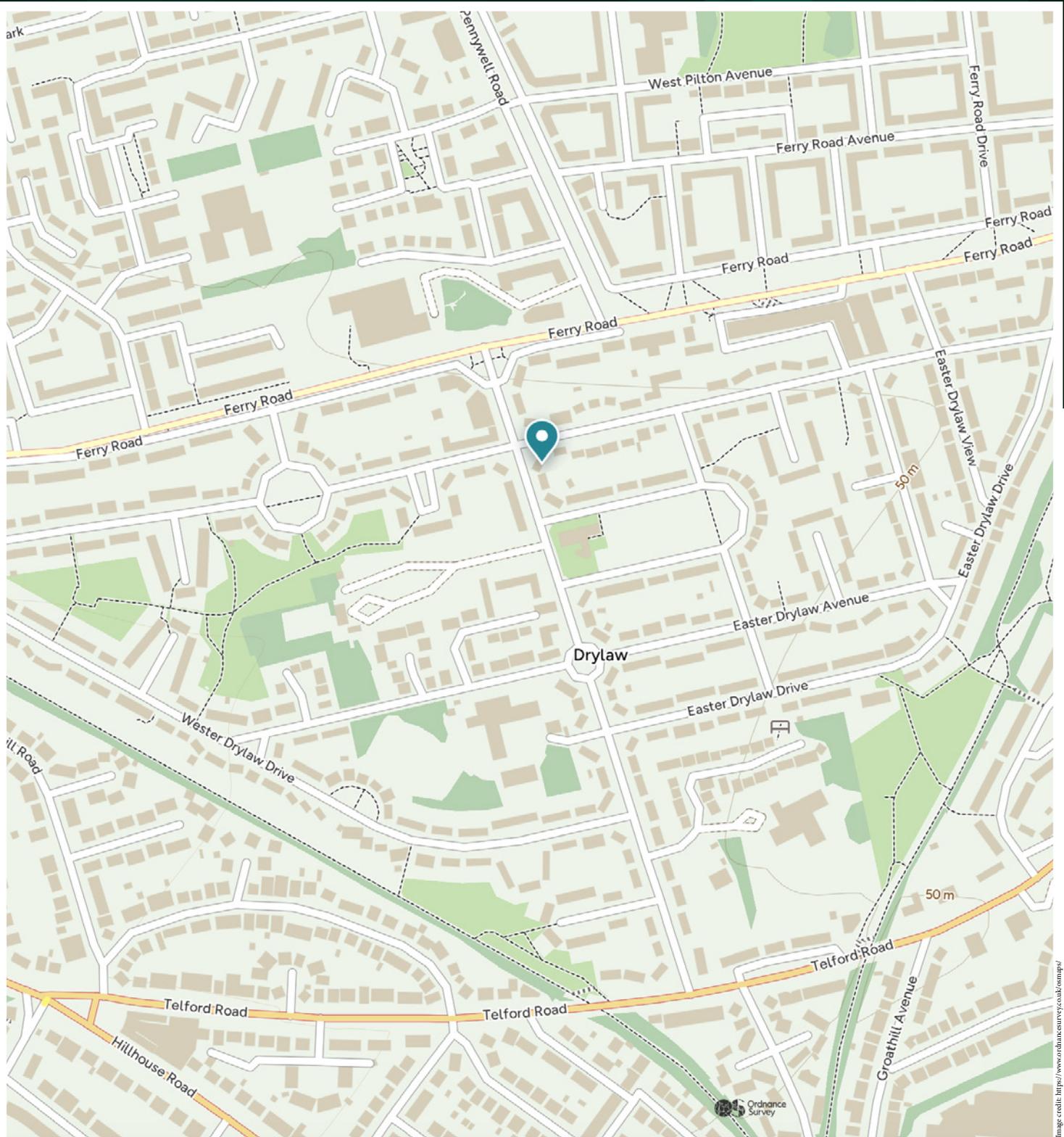


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**MICHAEL MCMULLAN**  
Area Sales Manager



Professional photography  
**MARK BRYCE**  
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