




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

5 Wester Drylaw Drive

DRYLAW, EDINBURGH, EH4 2SS



EDINBURGH

EH4 2SS

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.



5 WESTER DRYLAW DRIVE

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Internally this accommodation is in excellent decorative order having been modernised. The property briefly consists of an entrance hallway including a storage cupboard. The hallway leads into the bright and spacious lounge. The kitchen is bright and is spacious, featuring multiple floor and wall based storage units, an oven with and gas hob and free-standing washing machine which will be included in the sale you will find a spacious dining area to the back of the kitchen which also provides access to the rear garden. Featuring three bedrooms. Each bedroom is spacious enough for a variety of furniture configurations as well as being double rooms. The property is completed with a three-piece, tiled bathroom with shower over the bath. This property also benefits from gas central heating, a large garden, driveway.





SPACIOUS
THREE BED LOWER
VILLA.



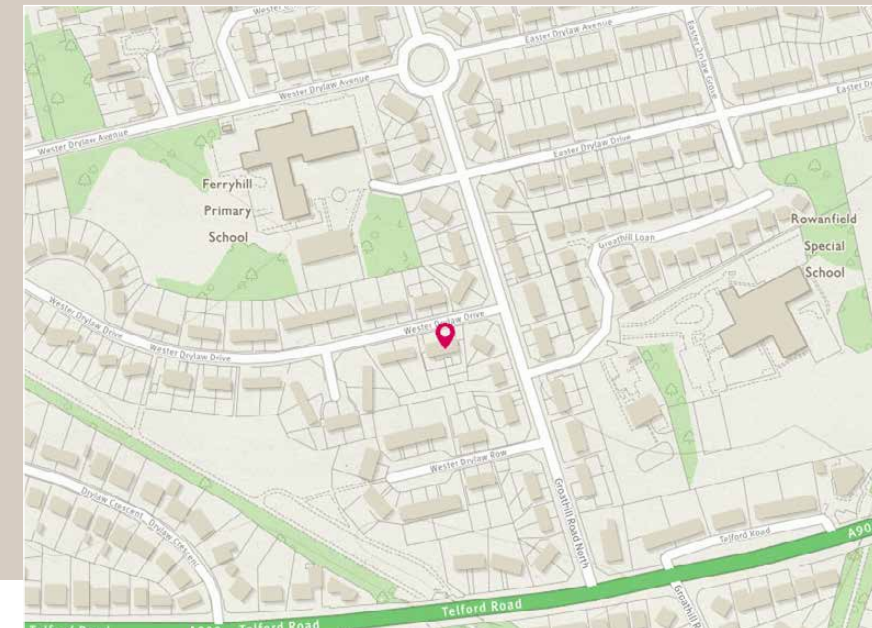
SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.63m (18'6") x 3.12m (10'3")
Kitchen	3.00m (9'10") x 2.54m (8'4")
Dining Room	3.58m (11'9") x 3.53m (11'7")
Bedroom 1	4.19m (13'9") x 3.30m (10'10")
Bedroom 2	3.20m (10'6") x 3.20m (10'6")
Bedroom 3	3.13m (10'3") x 2.67m (8'9")
Shower Room	2.00m (6'7") x 1.93m (6'4")

Gross internal floor area (m²): 88m² | EPC Rating: C





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

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Text and description
BEN STEWART CLARK
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer