




McEwan Fraser Legal

Solicitors & Estate Agents

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35 Easter Drylaw Bank

EDINBURGH, EH4 2QL



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 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.

**IDEALLY PLACED FOR SHOPPING,
TRANSPORT, EDUCATIONAL AND
RECREATIONAL FACILITIES.**

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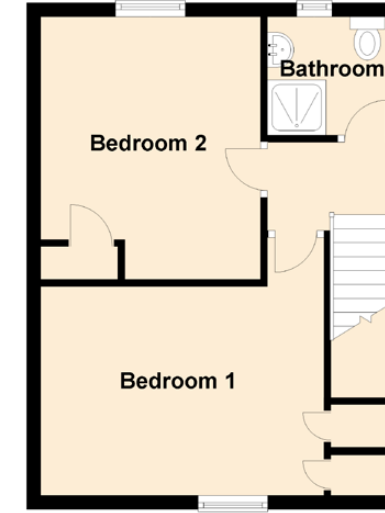
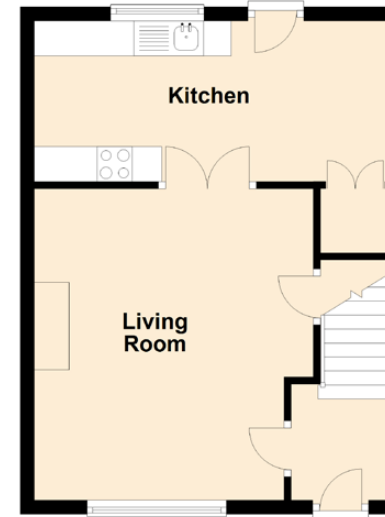
A WELL PROPORTIONED TWO BEDROOM SEMI-DETACHED VILLA

New on the market is this well proportioned two bedroom, semi-detached villa. The property is in fair condition and has plenty of scope for some cosmetic upgrading, comprising a bright and comfortable lounge with a front facing window and a feature gas fire. A semi-modern breakfasting kitchen comes fully equipped with wall and base units, belfast sink, a gas cooker, a large storage cupboard and access to the rear garden. Upstairs there are two good sized double bedrooms both with built-in cupboards and a fully tiled white suite shower room completes the rooms.

The property further benefits from attic space, gas central heating and double glazed windows throughout. Externally, the property has a well tended private front garden with flower beds and shrubbery, to the rear, there's a secure colourful garden with flower beds and paving area. Ample on-street parking is available for residents and visitors alike.



Property Specifications



Approximate Dimensions (Taken from the widest point)

Living Room	4.46m (14'8") x 4.00m (13'1")
Kitchen	5.10m (16'9") x 2.30m (7'7")
Bedroom 1	4.06m (13'4") x 3.70m (12'2")
Bedroom 2	3.77m (12'4") x 3.15m (10'4")
Bathroom	1.89m (6'2") x 1.70m (5'7")

Gross internal floor area (m²): 70m² EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, floor coverings, appliances and shed.

Please note that other items may be available through separate negotiation.





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