

27 Easter Drylaw Drive

EDINBURGH, EH4 2QT



Three Bedroom Main Door Lower Flat In The Easter Drylaw Area of Edinburgh With Large Private Garden



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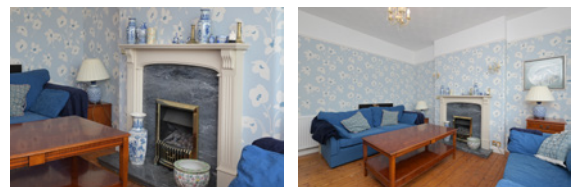


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McEwan Fraser Legal is delighted to present this spacious three-bedroom ground-floor main door lower villa in Edinburgh's Easter Drylaw area of the city.

THE LIVING ROOM



Inside, the property comprises a spacious living area which is front-facing, benefiting from a large west-facing window and offers various possibilities for furniture arrangements.

THE KITCHEN



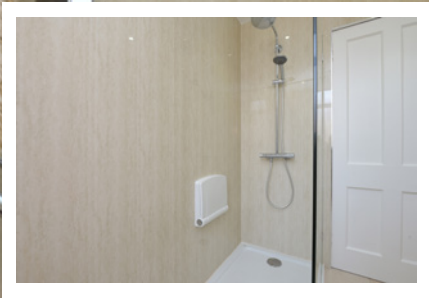
The fully equipped kitchen provides access to the large private rear garden. The kitchen is generously proportioned and fitted with a gas hob, fan oven and freestanding white goods.



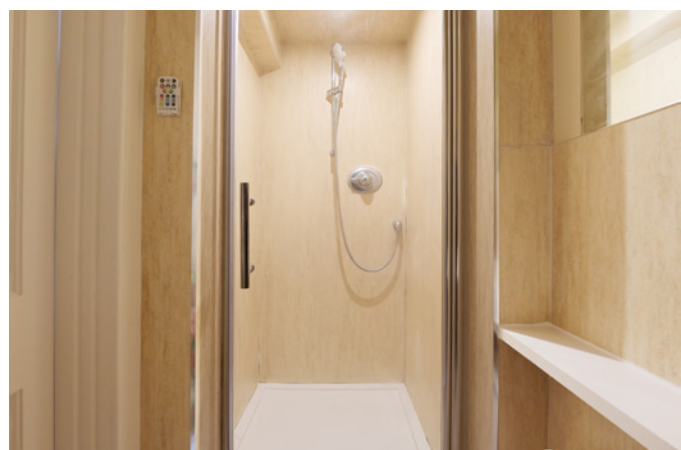
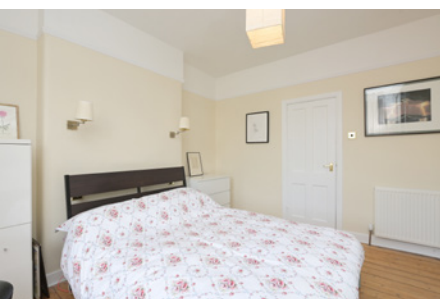


The property boasts three bedrooms of which range in size, and there is one main family shower room, which is modern and fitted with a shower from the combi boiler, ensuring great water pressure and an en suite shower room in the master bedroom.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

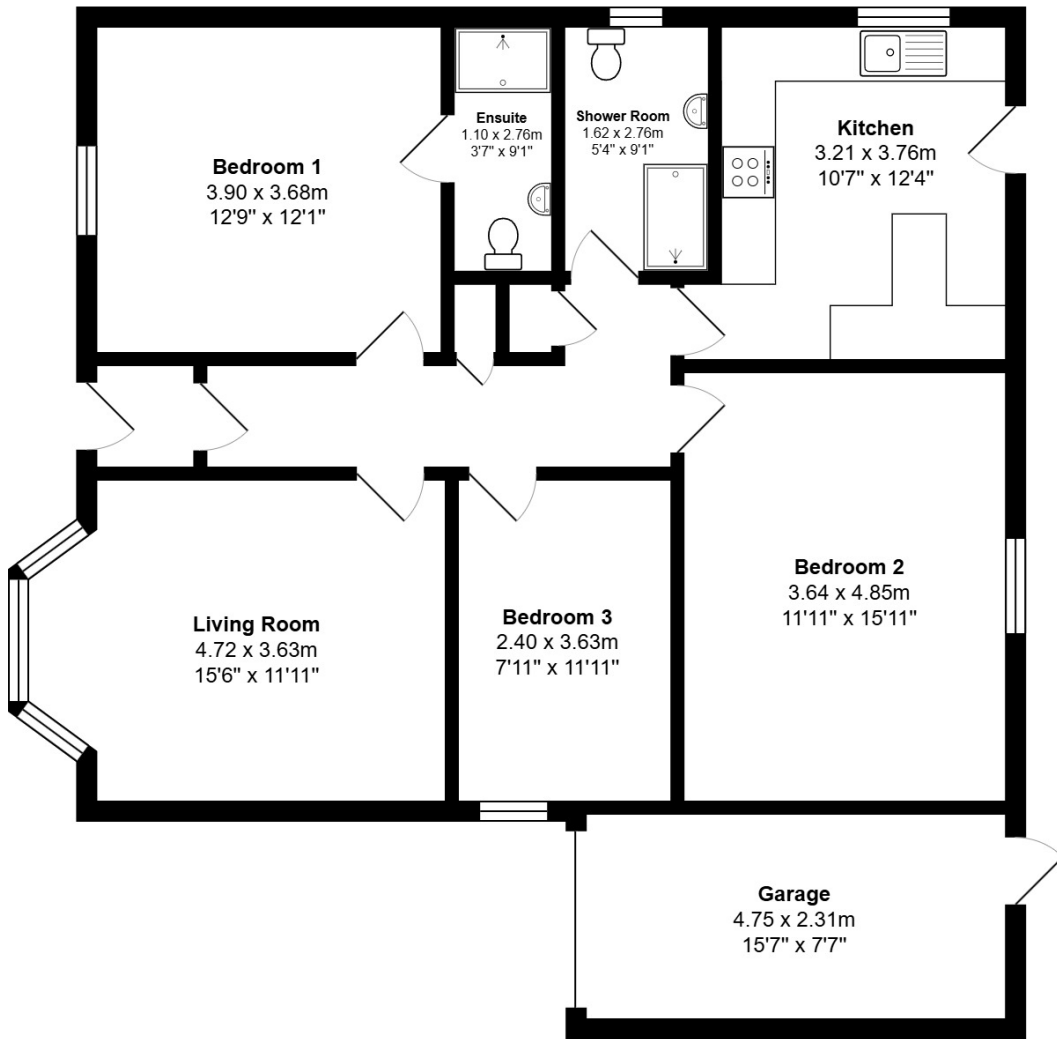


In addition, the property includes a generously proportioned back garden, front garden with off-street parking, double-glazed windows and modern gas central heating, making this a cosy and cost-effective home, year-round.

EXTERNALS

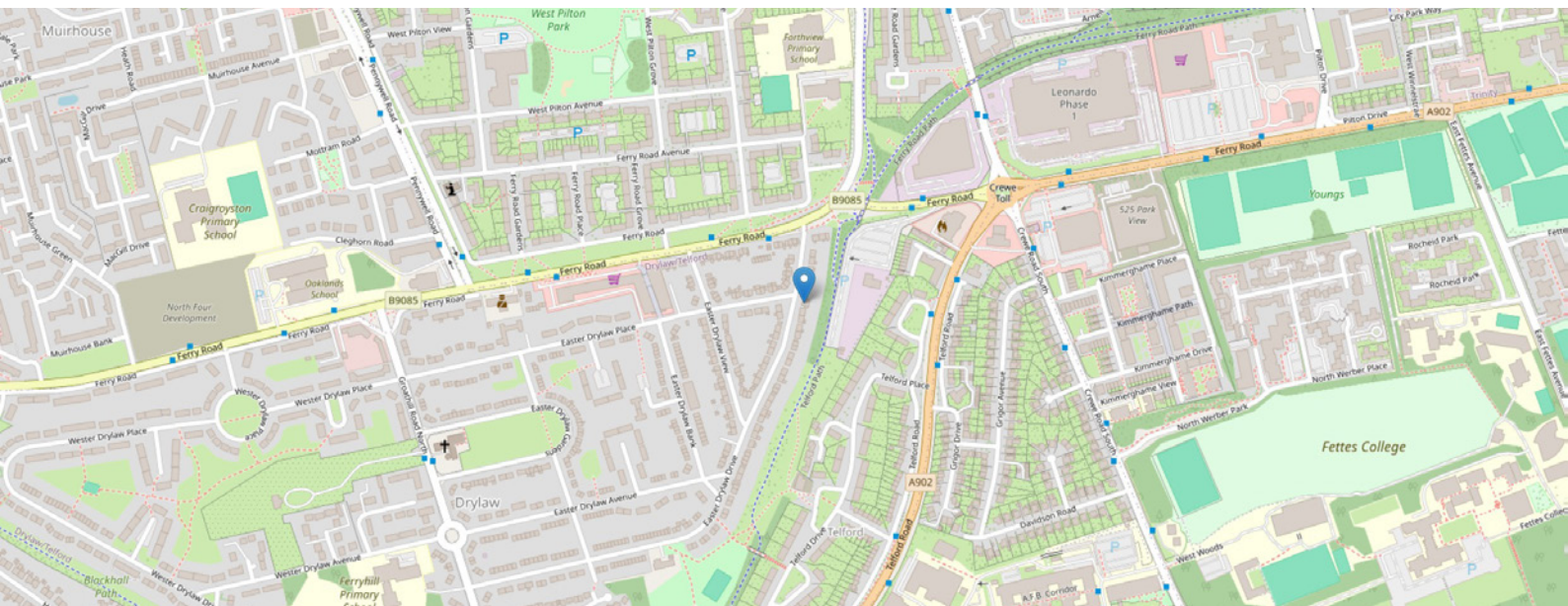


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 94m² | EPC Rating: C



THE LOCATION

The property is located in the Drylaw area, which lies in a northwestern district of the city and is ideally placed for shopping, transport, educational and recreational facilities. There is an excellent bus service close at hand which will take you on a 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.



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