




McEwan Fraser Legal

Solicitors & Estate Agents

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37 Easter Drylaw Bank

EDINBURGH, EH4 2QL



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*“... well proportioned two bedroom,
end terraced villa ...”*

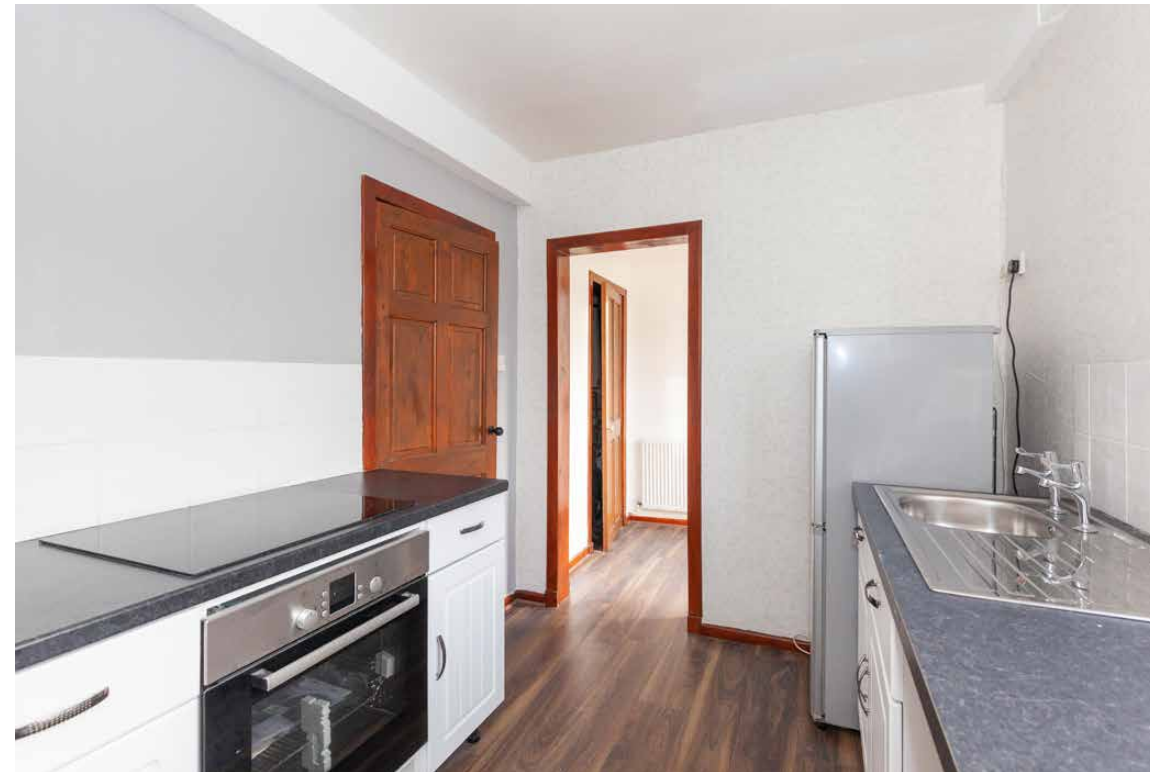
The property is located in the Drylaw area which lies in a north/western district of the city. The property is ideally placed for shopping, transport, educational and recreational facilities.

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.

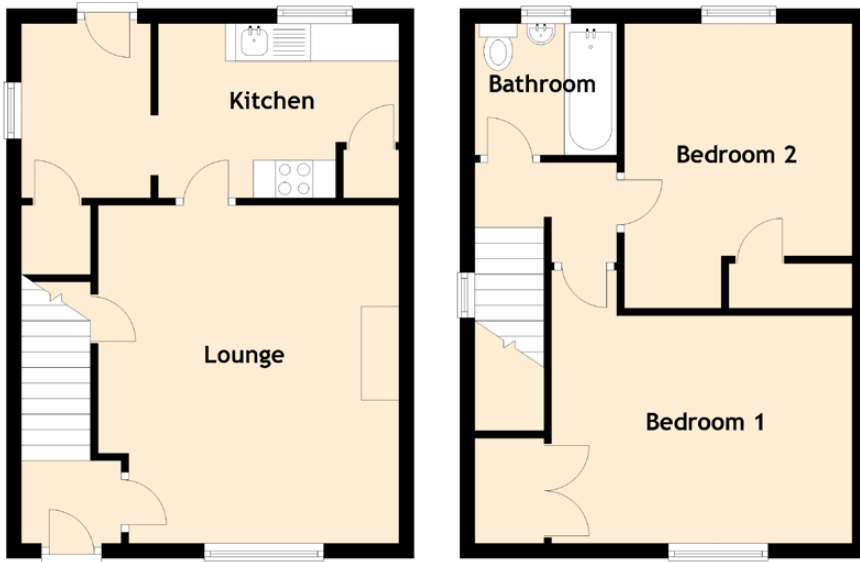
McEwan Fraser Legal are delighted to present this well proportioned two bedroom, end terraced villa. The property is in walk-in condition and comprises a spacious lounge with front facing window and space for dining. A white modern kitchen comes fully equipped alongside a utility area, a large storage cupboard and access to the rear garden. Upstairs there are two good sized double bedrooms with built-in cupboards and a fresh, fully tiled bathroom with electric shower completes the rooms.

The property further benefits from attic space, gas central heating and double glazed windows throughout. Externally, the property has a private front garden with driveway and a secure, laid lawn garden to the rear. There is additional space for on-street parking for family and friends.



Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen	3.20m (10'6") x 2.32m (7'7")
Bedroom 1	4.00m (13'1") x 3.64m (11'11")
Bedroom 2	3.79m (12'5") x 3.12m (10'3")
Bathroom	1.89m (6'2") x 1.75m (5'9")

Gross internal floor area (m²): 70m² | EPC Rating: E

Extras (Included in the sale): All fixtures, fittings, floor coverings, appliances and shed. Please note that other items may be available through separate negotiation.

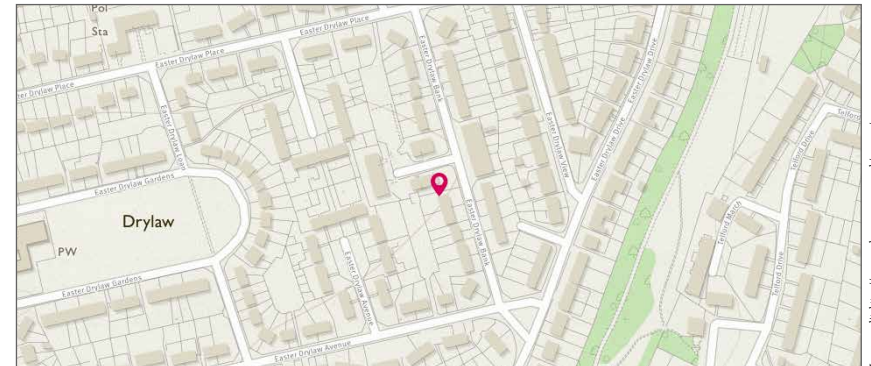


Image credit: <https://www.onthemap.com/>


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**Part
Exchange
Available**

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Text and description
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