




McEwan Fraser Legal

Solicitors & Estate Agents

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132 Wester Drylaw Drive

EDINBURGH, EH4 2TB

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.

EDINBURGH





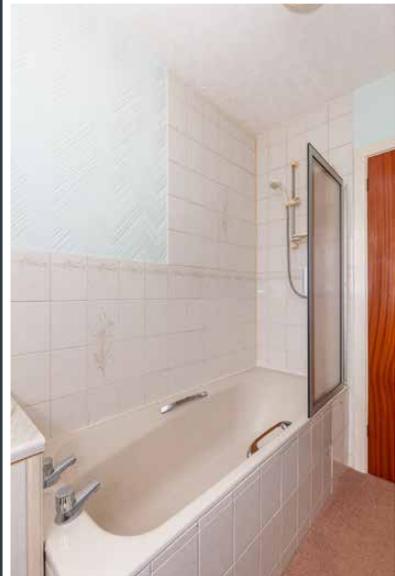
New on the market is this well proportioned two-bedroom terraced villa. The property is in good condition and still, has plenty of scope for some cosmetic upgrading. Briefly comprising a bright and comfortable lounge with a front facing window, feature fire and surround. A fully equipped breakfasting kitchen includes ample wall and base units and access to the rear garden. Upstairs there are two good sized double bedrooms with built-in storage and a partially tiled bathroom with electric shower completes the rooms.

The property further benefits from gas central heating and double glazed windows throughout. Externally, the property has a private Mono-block drive to the front with a spacious and secure garden to the rear with stone chips and drying area. Ample on-street parking is also available for residents and visitors alike.



132 WESTER DRYLAW DRIVE





THE DETAILS

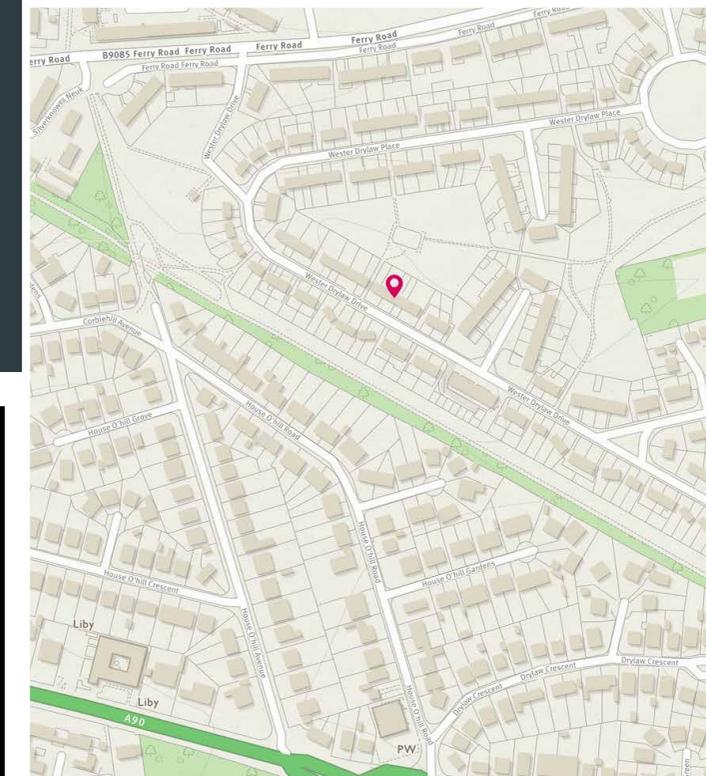
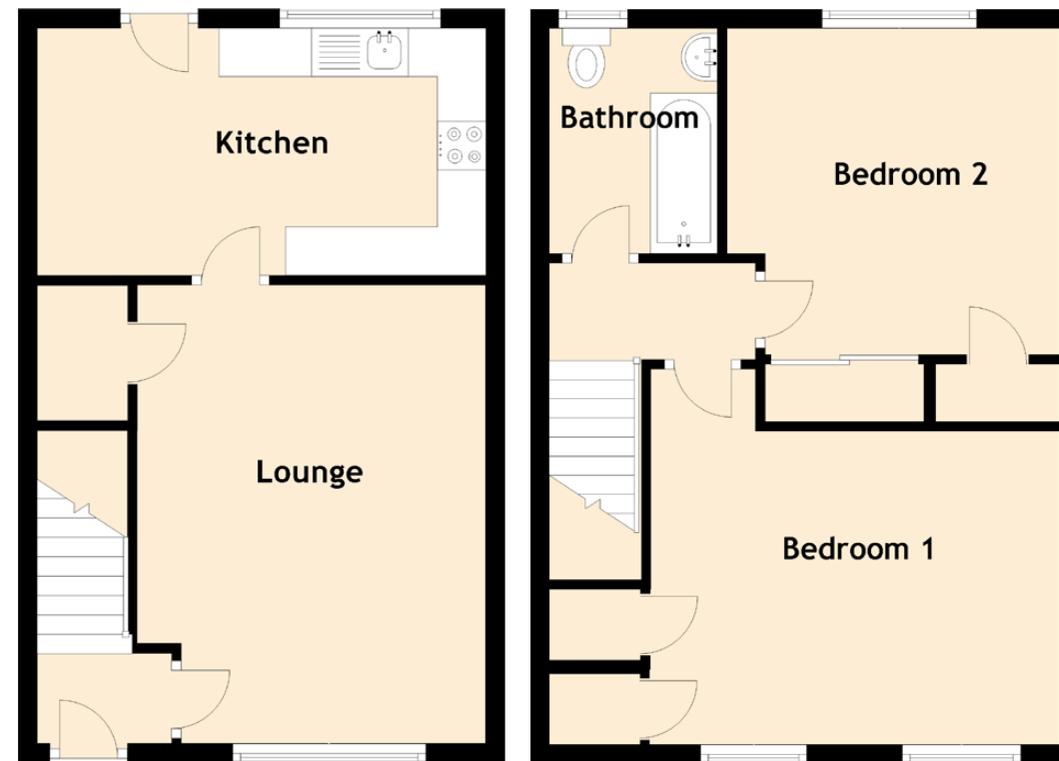


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

Approximate Dimensions (Taken from the widest point)

Lounge	4.73m (15'6") x 3.60m (11'10")
Kitchen	4.63m (15'2") x 2.55m (8'4")
Bedroom 1	4.23m (13'10") x 3.93m (12'11")
Bedroom 2	3.53m (11'7") x 3.49m (11'5")
Bathroom	2.36m (7'9") x 1.76m (5'9")

Gross internal floor area (m²): 75m² | EPC Rating: C



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