




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

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





132 WESTER DRYLAW DRIVE

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.





THE DETAILS

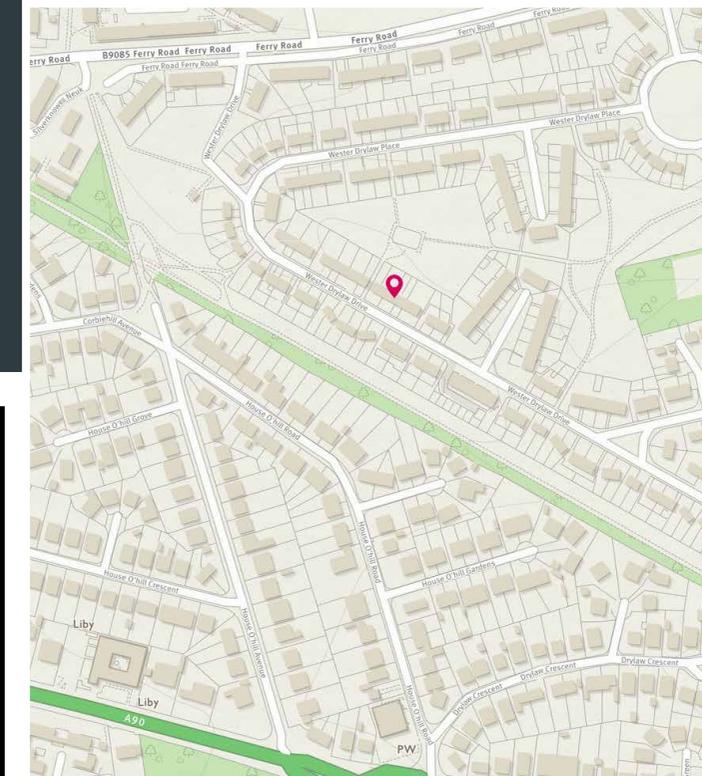
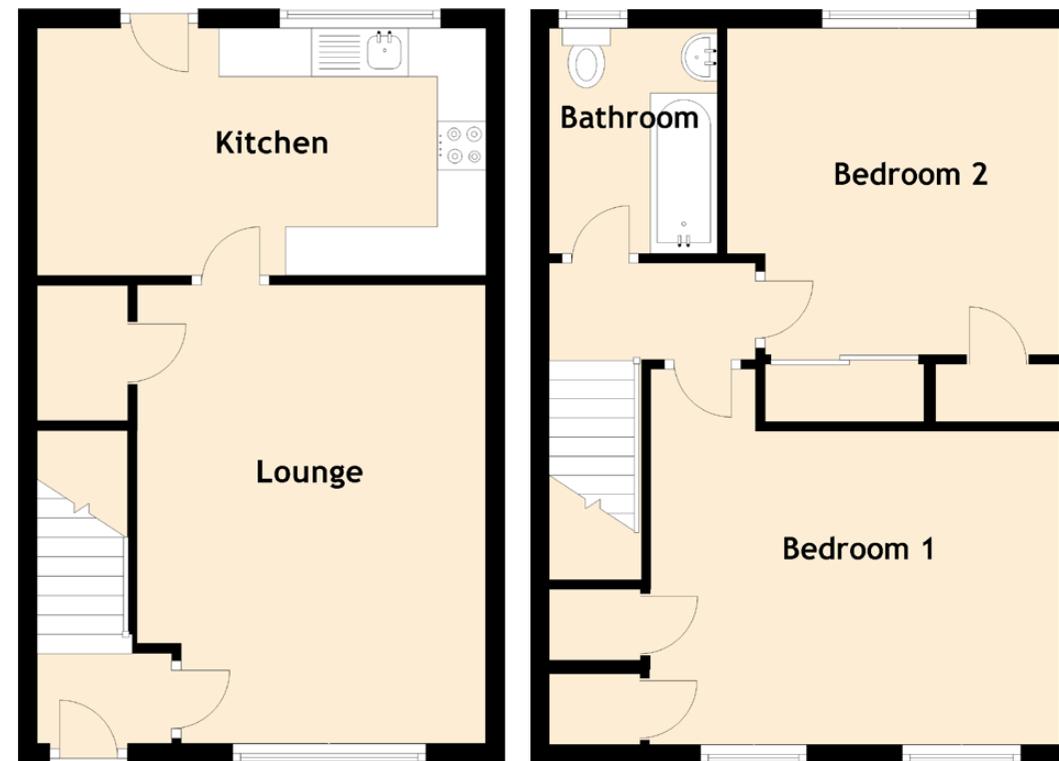


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

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



McEwan Fraser Legal
Solicitors & Estate Agents

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

**Part
Exchange
Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GARY WALES
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer