



16 Easter Drylaw Drive Edinburgh EH4 2QU



Offers Around - £145,000

Spacious and bright lower villa flat presented in walk-in condition. Viewing essential. Accommodation comprises entrance vestibule, hallway, lounge with bay window, two generous double bedrooms, breakfasting kitchen with appliances and lovely family bathroom. Gas central heating and double glazed. All carpets, curtains and blinds included. Gardens to front and rear. Large run-in. Alarm system. Excellent storage.

Viewing

Sunday 2 - 4 or by appointment telephone 0131 332 9979

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Description

The property offered for sale comprises a bright and spacious lower villa flat in immaculate order. It is anticipated that it will appeal to a range of buyers with accommodation comprising entrance vestibule, hallway, lounge with feature fireplace and bay window, two good sized double bedrooms with wardrobes, breakfasting kitchen with appliances and lovely family bathroom with shower. There is full gas central heating, double glazing and alarm system. All carpets, curtains, blinds and light fittings are included in the sale. There are easily maintained gardens to the front and rear with a large driveway to the front. Unrestricted on street parking is available in the surrounding streets. In summary the property is an excellent family home and early viewing is highly recommended to appreciate the level of accommodation on offer.

Location

Drylaw is an established residential area located approximately 3 miles to the north of the city centre. Within walking distance is a good selection of local shops and a large branch of Morrisons supermarket is located on Ferry Road. Craigleith Retail Park which provides a Sainsbury's, Marks & Spencers Simply Food and many other high street stores is also located a short distance away. There are nursery, primary and secondary schools within the vicinity and the area is ideal for easy access to the Western General Hospital. A good choice of recreational and leisure facilities can be found within the local area. Regular transport operates to and from the city centre and there is easy access via the Barnton Junction to Edinburgh International Airport, the Forth Road Bridge and the City bypass which in turn leads to all the major motorway networks.

The Accommodation Comprises

Entrance vestibule.

Cupboard housing electric meter. Glazed door to hallway. Laminate flooring. Alarm control panel.

Hallway

Providing access to all rooms in the property. Laminate flooring. Panel radiator. Telephone point. Electric smoke alarm.

Lounge



Approximately 15'1" x 12'2" at widest points. A well presented room with bay window and feature fire place with electric fire. Wall lights. Deep walk-in storage cupboard. Two panel radiators. Fitted carpet.

Bedroom One

Approximately 11'8" x 8'6" and situated to the front of the property. Large built in wardrobe unit. Panel radiator. Fitted carpet.



Bedroom One

Bedroom Two

Approximately 11'10" x 9'11" and situated to the rear. A generous second bedroom with large free standing wardrobe unit and further wardrobe unit both included in the sale. Shallow shelved cupboard. Panel radiator. Fitted carpet.

Breakfasting Kitchen



Approximately 13'7" x 9'1" at widest points. The "L" shaped kitchen is situated to the rear of the property and comprises a range of wall and base units incorporating inset stainless steel sink unit with mixer tap and side drainer. Splash back tiling. The Credo electric cooker with fan assisted oven, Lec fridge freezer and Hotpoint automatic washing machine are included in the sale price. Wall mounted combi boiler. Door to rear garden. Deep storage cupboard. Laminate flooring. Panel radiator. Central heating programmer.

Bathroom

Lovely family bathroom comprising white low level wc, pedestal wash hand basin and bath with Dolphin instant electric shower above. Glass shower screen. Partial splash back tiling to surrounding walls. Built in shelved storage unit. Panel radiator. Vinyl flooring. Medicine cabinet.

Gardens and Grounds

There is an easily maintained rear garden laid to chips and paving with a garden shed and rotary clothes dryer. The large front garden has a paved area with well stocked surrounding borders. Run-in with parking for two cars. There is unrestricted on-street parking in the surrounding streets.



The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

All measurements are approximate.