

125 Wester Drylaw Place

DRYLAW, EDINBURGH, EH4 2TQ



*TWO BED HOUSE WITH SOUTH
FACING GARDEN*



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Part exchange available and chain free! McEwan Fraser is delighted to present this two double bedroom, mid-terraced, house to the market. The property offers excellent living space and benefits from a south facing rear garden, gas central heating, double glazing, off-street parking, and a vennel to give easy access the rear garden. Internally, the property is in need of a degree of modernisation making this an excellent opportunity for an investor or a buyer who is keen to make their own mark on their new home.

Accommodation is focused on spacious living room which has ample space for a large suite. There is abundant natural light from a large picture window and a gas fireplace creates a natural focal point for the room. A door from the living room leads into a generous kitchen. The kitchen has tremendous potential and plenty of space for a full range of contemporary units with integrated appliances. There is a separate rear hallway with integrated storage attached to the kitchen. The wall between the two is often removed to allow a dining kitchen running the full width of the property.

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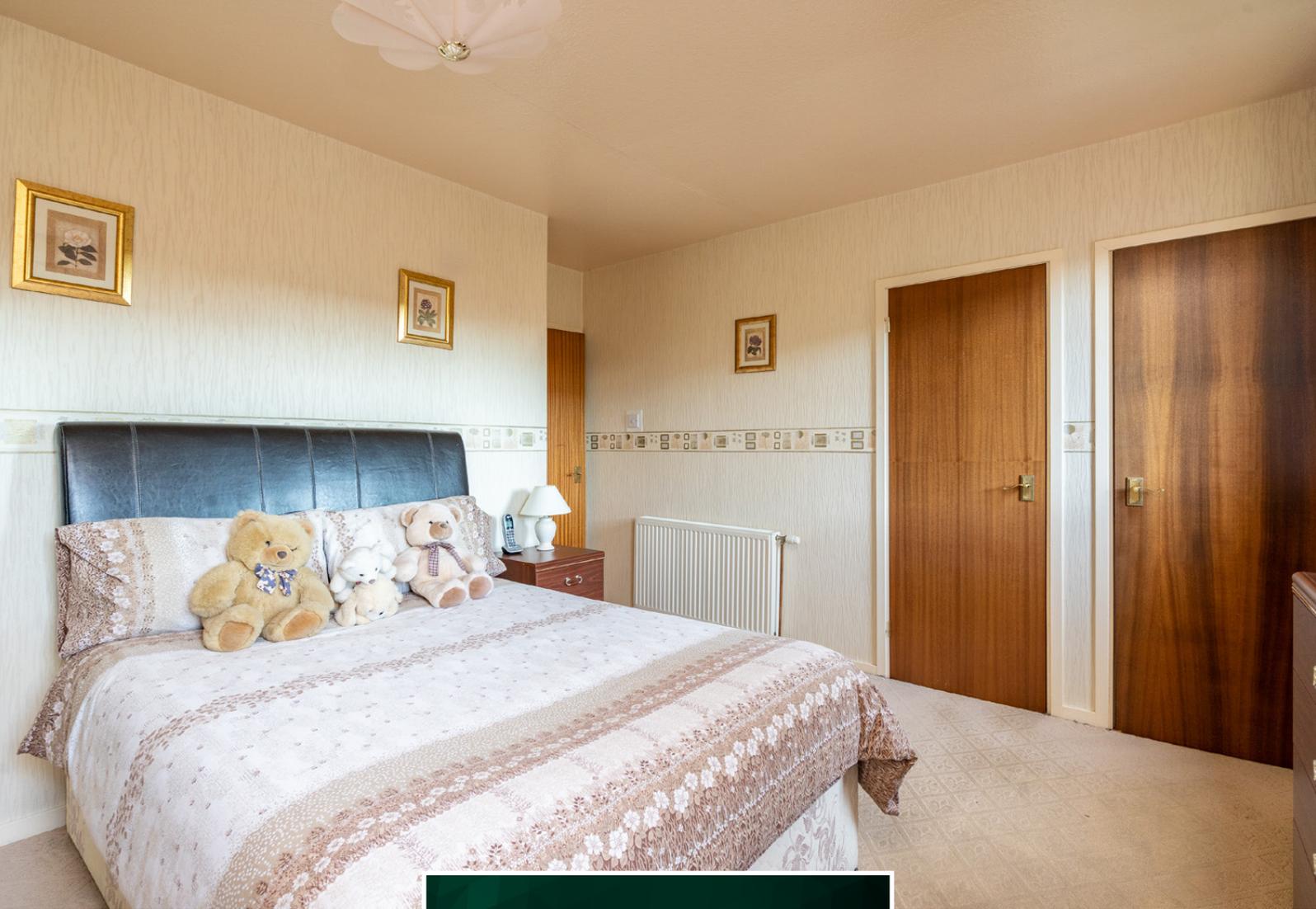


The Kitchen



Climbing the stairs, the first floor landing gives access both double bedrooms, bathroom and a large loft for additional storage. Bedroom one is the obvious master and runs the full width of the property and overlooks the front garden. There is ample space for a full suite of bedroom furniture alongside two integrated cupboards. Bedroom two is a further generous double with an integrated cupboard. The bathroom is tiled, finished with a three-piece white suite, and has an electric shower over the bath.





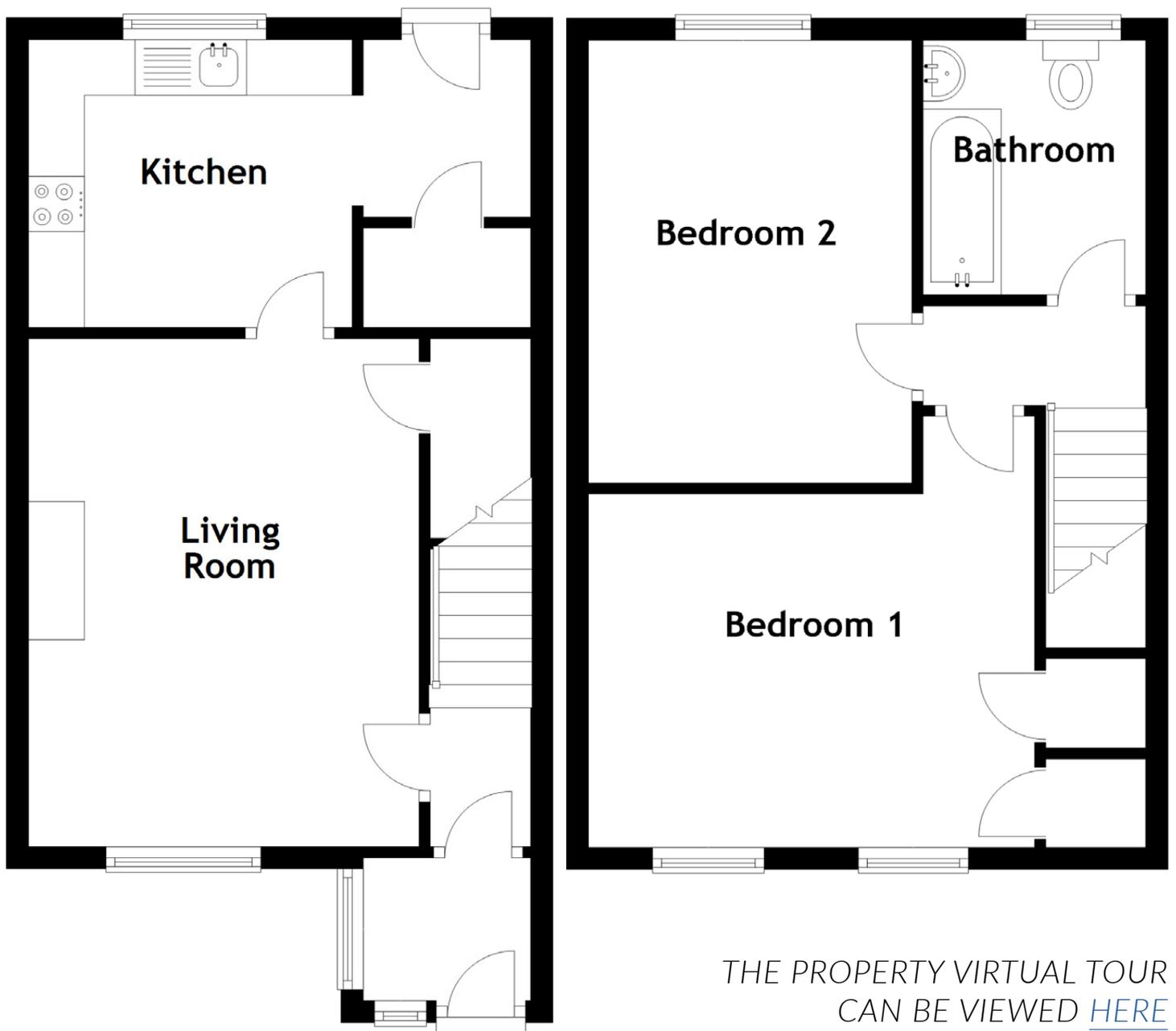
Bedroom 1





Bedroom 2





THE PROPERTY VIRTUAL TOUR
CAN BE VIEWED [HERE](#)

Approximate Dimensions

(Taken from the widest point)

Living Room	4.60m (15'1") x 3.50m (11'6")
Kitchen	2.90m (9'6") x 2.60m (8'7")
Bedroom 1	4.00m (13'1") x 3.20m (10'6")
Bedroom 2	4.00m (13'2") x 2.90m (9'6")
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m²): 78m²

EPC Rating: D

Externally, there is a monoblock driveway and a mature front garden. The rear garden enjoys a monoblock patio, mature lawn and flower beds, and a southerly aspect which ensures sun all day long in the summer months.

There is no property immediately behind the house which gives the garden a high degree of privacy.



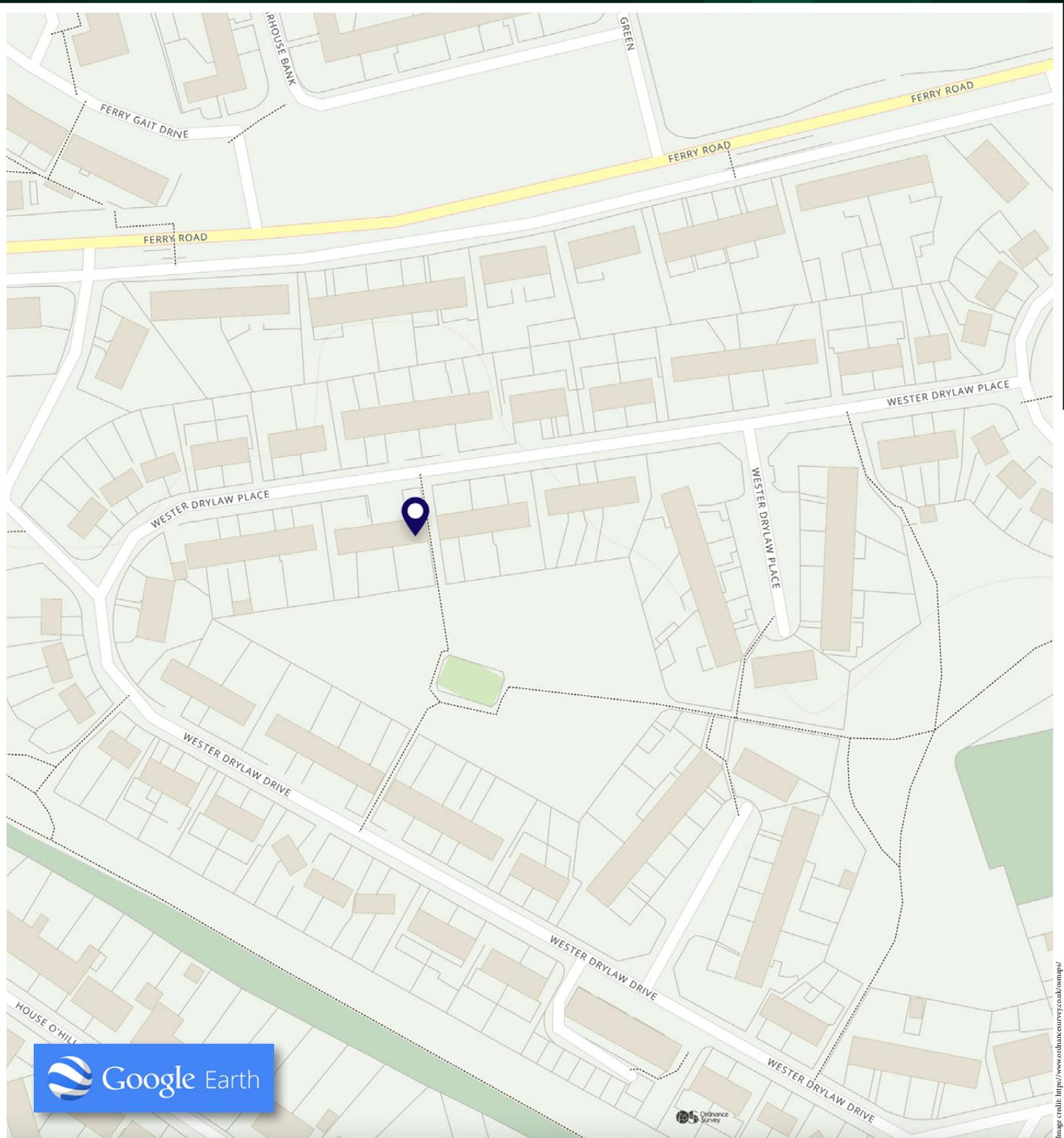


Drylaw is a popular residential area of Edinburgh, lying to the north of the city centre. Local shops cater for everyday needs with Morrison's Supermarket on Ferry Road and Craighleith Retail Park providing more extensive retail options. Nearby leisure opportunities include the Village Urban Resort, Ainslie Park Leisure Centre, Westwood's Leisure Centre, and Silverknowes and Bruntsfield Links golf courses.

Pleasant walks can be taken in green open spaces of Inverleith Park and Royal Botanic Gardens, and the Firth of Forth coastal walk along the Silverknowes esplanade to Cramond Village. The cycle path network, providing access across the city, is within easy reach. Catchment schools include Ferryhill Primary and Broughton High, with private schooling available nearby at Fettes College, Edinburgh Academy and Stewarts Melville. Edinburgh College Granton campus is also within proximity.

There are regular bus services to the City Centre and surrounding areas, and the property is on the route of Telford Road & Crewe Toll roundabout, leading to all the major road networks.

The Location



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