



19/5, Wester Drylaw Place, Drylaw, Edinburgh, EH4 2TN

Spacious and Well-Presented Three Bedroom, Second Floor Flat

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Property Description

Spacious and well-presented three bedroom, dual-aspect, second floor flat with a private balcony, set on a residential cul de sac and located in the Drylaw area, to the west of Edinburgh city centre.

Comprises: an entrance hall, living room, kitchen, three double bedrooms, and a bathroom.

Features include uPVC double glazing, gas central heating, excellent integrated storage, and TV and telephone points.

Externally, the property benefits from a private plot set within a shared rear drying green, with ample unrestricted parking to the front and on the surrounding streets.

The entrance hall serves each room within the property, has three storage cupboards, and opens into the rear-facing, light and spacious living room which features two windows, wood-effect laminate flooring, coving, a decorative electric fire, and ceiling mounted lighting.

The well-proportioned kitchen is fitted with contemporary units, stone-effect worktops with a matching surround, a stainless steel sink, and has ample space for freestanding white goods.

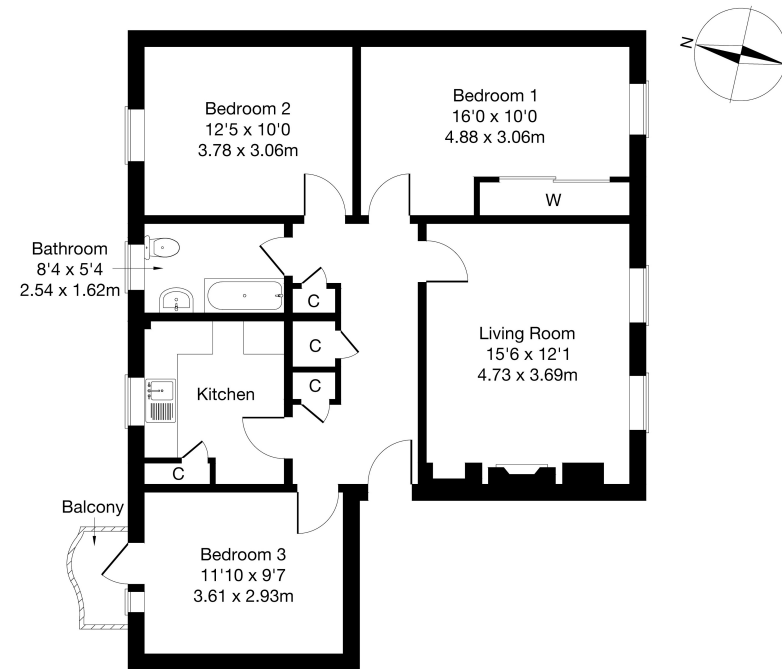
Bedroom one is set overlooking the shared garden, with carpeted flooring and a large fitted wardrobe. Two other well-proportioned double bedrooms are set to the front with wood-effect flooring and space for freestanding furniture, with bedroom three also offering a private balcony.

Completing the accommodation, the bathroom is fitted with a white three-piece suite with an electric shower over the bath, tiled splashwalls and a ladder radiator.

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Approximate Gross Internal Area: (872 sq ft - 81 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Drylaw is a well-established residential area with a wealth of local amenities and is close to major retail outlets, including Craighleith Retail Park. Supermarkets in the area include a Morrisons on Ferry Road, and there are also sports facilities and a swimming pool at the Ainslie Park Leisure Centre. The property lies in a convenient and quiet location close to Ferry Road, the main route

crossing the north of the city, which makes it easy to access primary routes to the north and east. It is served by regular bus services to the city centre and the surrounding areas. There are local parks and green spaces throughout; whilst the Royal Botanic Gardens, Inverleith Park, Victoria Park and Newhaven Harbour are also nearby.





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