



## 59 Easter Drylaw Place, Easter Drylaw, Edinburgh, EH4 2QH

Well-Presented and Spacious, Two-Bedroom, Semi-Detached House

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# Property Description

Well-presented and spacious, two-bedroom, semi-detached house, with gardens. Located in the popular Easter Drylaw area, northwest of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a family bathroom.

Requiring updating, features include a fitted kitchen with appliances and real wood worktops, double glazing and good storage, including a loft.

A good-sized plot includes leafy and established gardens, with a mix of flowering shrubbery, a lawn and a patio.

A bright entrance hall, with open, under-stair storage space, is finished with neutral decor and modern, wood-effect flooring, and leads into a reception room on the left. Filled with dual-aspect light, the room offers a spacious, versatile floor plan for both lounge and dining furniture. Next door, a kitchen, with built-in storage, provides access to the rear garden, and is fitted with base and wall units, solid wood worktops and a stainless-steel sink. Freestanding appliances include a cooker, a washing machine and a fridge/freezer.

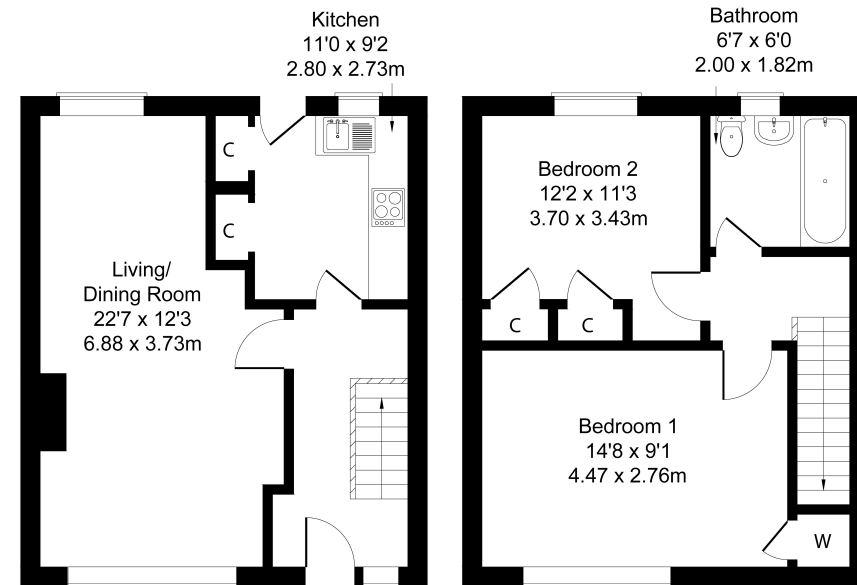
Upstairs, a naturally lit landing leads to two double bedrooms offering well-proportioned, flexible accommodation, with ample space for freestanding furniture. Both of the bedrooms benefit from built-in storage.

Completing the accommodation, a bright, good-sized bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.



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Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Ground Floor

First Floor

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

# Area Description





Easter Drylaw is an established residential area, with a wealth of local amenities, excellent transport links and easy access to Edinburgh's cycle path network. Supermarkets in the area include a Morrisons on Waterfront Broadway and Ferry Road, with further major retail outlets at Craighleith Retail Park. Edinburgh College is also close by and there are also sports facilities and a swimming pool at the Ainslie Park Leisure Centre. The area is 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 surrounding areas. Schooling is available at all levels and the property is just a five-minute walk from Ferryhill Primary School. There are local parks and green spaces throughout, with the Royal Botanic Gardens, Inverleith Park, Victoria Park, and waterfront walks at Granton and Newhaven also nearby.





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