



14 Easter Drylaw View, Edinburgh, EH4 2QP

Immaculately Presented, Two-Bedroom, Main Door, Lower Villa with Gardens & Driveway

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Immaculately-presented and exceptionally spacious, two-bedroom, main door lower villa, with gardens and a driveway. Located in the popular Easter Drylaw area, northwest of Edinburgh city centre.

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

Extended and finished to an exemplary standard, this unique property offers exceptional living spaces and stylish contemporary fittings. Highlights include an open-plan living space with a bay window and a quality kitchen with integrated appliances and a kitchen island.

Finished in light tasteful decor throughout, there is also a luxury bathroom featuring a jet pool bath, separate shower cubicle and twin hand basins. Further features include extensive spotlighting, continuous modern flooring, HIVE gas central heating and double glazing.

Externally, the property benefits from a mono-bloc'd double driveway to the front, whilst an enclosed rear garden has low-maintenance professional landscaping, a raised patio deck, and a storage shed.

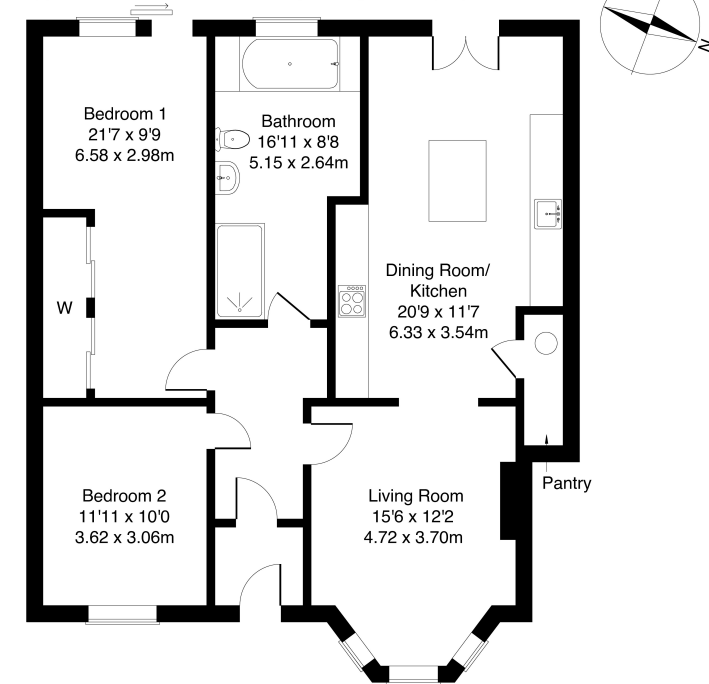
A welcoming vestibule leads into a spacious hallway, providing access to all areas of the home. The modern wood-effect flooring flows seamlessly into the open-plan, dual-aspect public room. The lounge is located at the front and features a large bay window, while the kitchen, positioned to the rear, boasts patio doors opening onto the garden. The contemporary kitchen is fully equipped with high-gloss units, wood-effect worktops, a sink with drainer, stylish splashback, an eye-level oven and microwave, a fire-ring gas hob, dishwasher, freestanding fridge/freezer, wine rack, and a central kitchen island that doubles as a convenient breakfast bar.

An exceptionally spacious main bedroom is located at the rear and offers patio doors leading to the garden, a generous built-in wardrobe, and continued wood-effect flooring. A second well-proportioned bedroom is situated at the front of the property, with ample storage space and a wall-mount TV point. Completing the accommodation is a luxurious bathroom featuring a four-piece suite, including a separate shower and jet pool bath, twin hand basins, modern tiling, and a stylish ladder-style radiator.



14 Easter Drylaw View, Edinburgh, EH4 2QP

Approximate Gross Internal Area: (1055 sq ft - 98 sq m.)



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 a well-established residential area offering a range of local amenities and excellent transport connections. You'll find convenient shopping options, including a Morrisons supermarket at Waterfront Broadway and Ferry Road, along with additional retail outlets at Craighleith Retail Park. Edinburgh College is within close proximity, and for leisure, the Ainslie Park Leisure Centre offers sports facilities and a swimming pool. Situated in a peaceful

yet convenient location near Ferry Road, a major route through the north of the city, residents enjoy easy access to key roads leading to the north and east. The area is well-served by regular bus services to the city centre and beyond. Green spaces abound, with local parks and the Royal Botanic Gardens, Inverleith Park, Victoria Park, and scenic waterfront walks at Granton and Newhaven just a short distance away.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.