



## 109 Easter Drylaw Drive, Easter Drylaw, Edinburgh, EH4 2QY

Beautifully Presented, Two-Bedroom, Main Door, Upper Villa

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# Property Description

Beautifully presented, two-bedroom, main door, upper villa, with a well-maintained garden, a garage and a driveway. Located in the popular Easter Drylaw area, northwest of Edinburgh city centre.

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

Tastefully finished and in move-in condition, highlights include well-proportioned rooms, a modern, fitted kitchen, with a full range of appliances and a stylish bathroom. In addition, there is gas central heating, double glazing and good storage provision, including a loft space, offering a potential conversion opportunity.

A front driveway continues to the rear, beyond a secured gate, to the garage, with power and lighting, whilst the garden includes a lawn and planting beds.

A welcoming, carpeted staircase and an entrance hall, with storage, are finished with the light, soft-toned decor favoured throughout. A generously proportioned, front-facing public room, with a built-in cupboard, is extended by a bay window, and offers a versatile floorplan for both lounge and dining furniture. Across the hall, a sunny kitchen is fitted with cupboard storage, contemporary, wood-effect units, granite-effect worktops and splashbacks, and a stainless-steel sink, with a drainer. Appliances include a freestanding cooker and a fridge/freezer.

Set to either aspect are two spacious bedrooms, both tastefully presented and carpeted for comfort. Whilst the main bedroom includes generous, walk-in storage, the second, flexible bedroom features built-in, open shelving and enjoys rear garden views.

Completing the accommodation, a stylish, family bathroom comprises a three-piece suite, with a shower-over-bath, both integrated and vanity storage, a chrome, ladder-style radiator and panel splash walls.

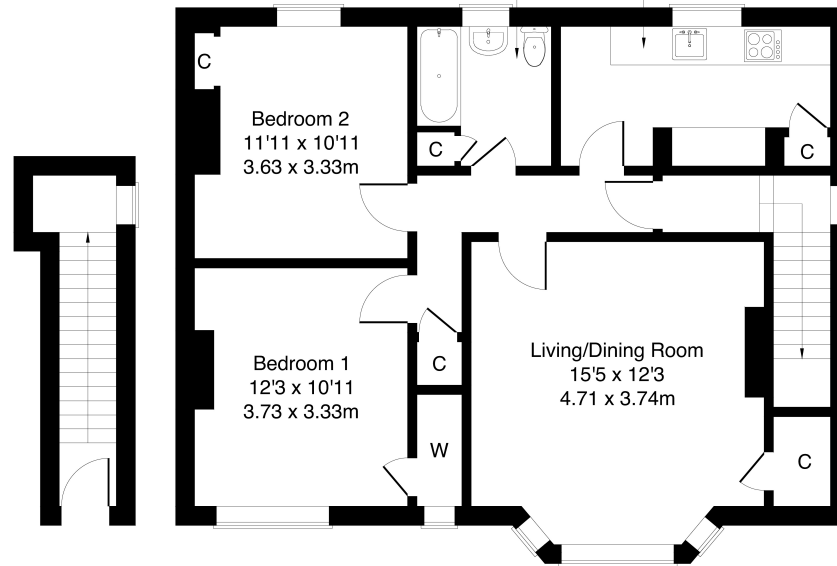


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Approximate Gross Internal Area: (818 sq ft - 76 sq m.)

Bathroom  
7'2 x 6'11  
2.18 x 2.10m

Kitchen  
13'10 x 7'2  
4.12 x 2.18m



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 and excellent transport links. 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. 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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