



Estate Agents and Solicitors

117 Easter Drylaw Drive, Easter Drylaw, Edinburgh, EH4 2RX

A Spacious, Three Bedroom, Semi-Detached Home.

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove  Zoopla
find your happy

Property Description

A spacious, three-bedroom, semi-detached home requiring refurbishment, with private gardens. Set in a quiet residential area, located in the established Easter Drylaw district, to the north west of Edinburgh city centre.

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

Features include good size rooms, gas central heating, uPVC double glazing, and good integrated storage including an attic. Externally the property benefits from a large established private rear garden, laid to lawn, with a well-kept front garden and ample unrestricted on-street parking.

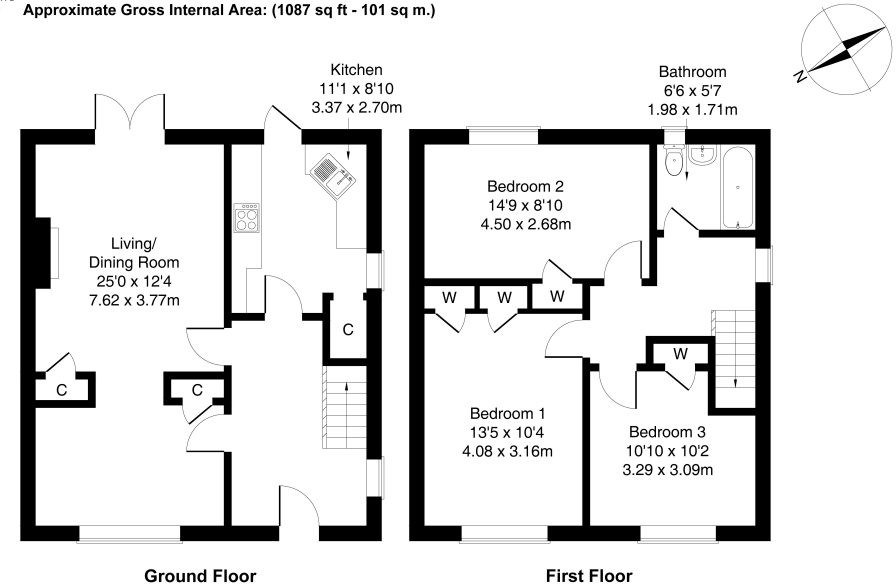
The property will benefit from refurbishment and modernisation throughout. The wide entrance hall has wood stairs leading up to the landing, serves each room on the ground floor, and opens into the spacious, dual-aspect living/dining room, which features a decorative fireplace, two cupboards and French doors to the rear garden.

The kitchen is fitted with traditional-style units, laminate worktops and a stainless steel sink. Appliances include an integrated gas hob, oven and extractor hood.

Upstairs, there are three good size double bedrooms with good integrated storage provision, whilst the bathroom is fitted with a white three-piece suite with a mains mixer shower over the bath.

A 360 Virtual Tour is available online.

omov⁸ REAL ESTATE 117 Easter Drylaw Drive Easter Drylaw Edinburgh EH4 2RX
Approximate Gross Internal Area: (1087 sq ft - 101 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 an established residential area with a wealth of local amenities and has 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.





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

