



Estate Agents and Solicitors

## 7 Easter Drylaw Place, Easter Drylaw, Edinburgh, EH4 2QS

Well Presented, Spacious, Three Bedroom, Main Door, Double-Upper Villa

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# Property Description

Well presented and spacious, three-bedroom, main door double upper villa, with gardens and a driveway. Located in the popular Easter Drylaw area, northwest of Edinburgh city centre.

Comprises an entrance hall and stairway, hall, living/dining room, kitchen, three double bedrooms, an en-suite bathroom, and a family shower room.

Highlights include a modern fitted kitchen with appliances, a stylish shower room, engineered wood flooring, and dual-aspect rooms. In addition, features include double glazing and good storage provision including an eaves space.

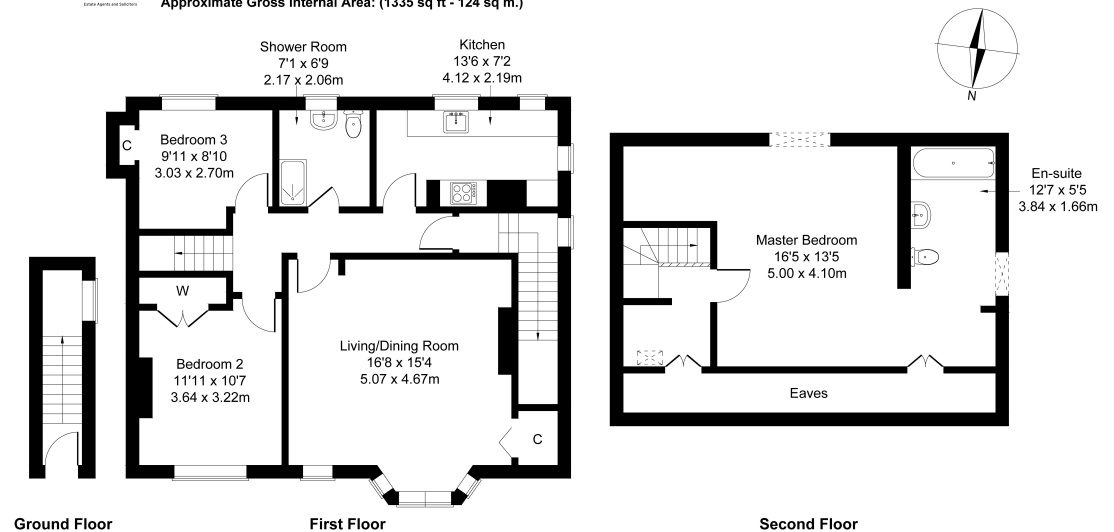
Furthermore, there is HIVE gas central heating, with a newly fitted boiler in 2021, serviced annually and with a 5-year warranty via British Gas - the remainder of the warranty can be transferred to the new owner.

To the front, there is a mono-blocked driveway; whilst to the rear is a private garden plot including a lawn and storage shed.

A ground-floor entrance affords access to the carpeted stairs leading to the hall which offers space for outerwear and provides access throughout each room on the first floor. The living room is set to the front with engineered wood flooring extending from the hall, a large bay window, light fittings, a storage cupboard and ample space for dining furniture. To the rear, the stylish kitchen is fitted with modern units and worktops, a tiled surround, a sink with drainer; an integrated double oven and a gas hob with an extractor hood above; and a freestanding fridge and washing machine. Microwave not included.

Bedrooms two and three are set to opposite aspects,

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7 Easter Drylaw Place, Edinburgh, EH4 2QS  
Approximate Gross Internal Area: (1335 sq ft - 124 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 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





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