



Estate Agents and Solicitors

## 150 Wester Drylaw Drive, Edinburgh, EH4 2TB

Well Presented, Two Bedroom, Mid-Terrace with Garden & Driveway

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# Property Description

Well presented, two-bedroom, south-facing mid-terrace with a private garden and driveway. Set within a residential area, located in the popular Wester Drylaw, northwest of Edinburgh city centre.

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

Highlights include a fitted kitchen with appliances, a modern bathroom suite, and good storage provision. Further features include contemporary lighting, modern flooring, gas central heating and double glazing.

Externally the property benefits from a rear garden with a lawn and patio, and a mono-blocked driveway to the front.

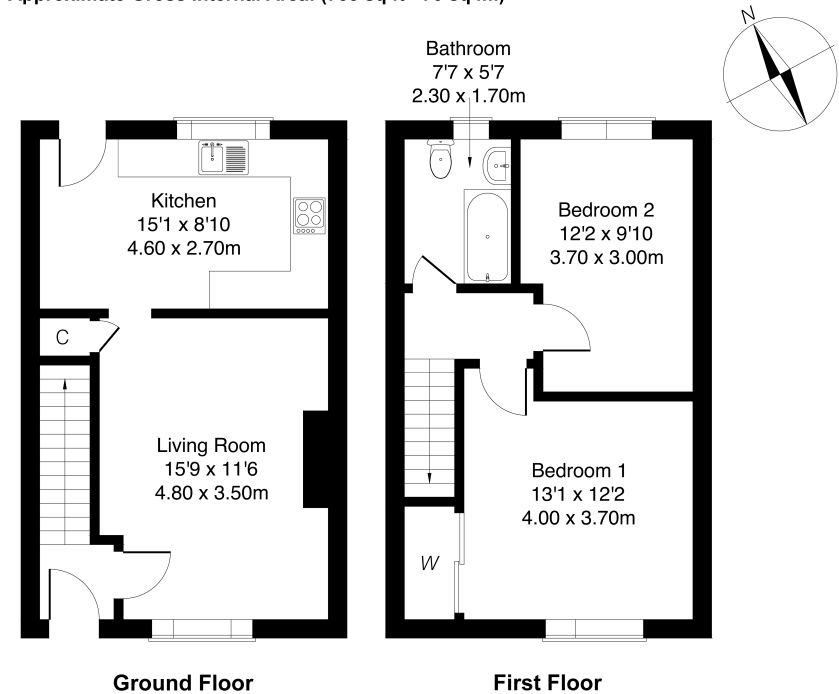
A welcoming entrance affords access to the front-facing living room, enjoying a southerly aspect allowing plentiful natural light, with a feature wall, a built-in storage cupboard and tiled-effect flooring. Set off the living room, with access to the rear garden, the kitchen offers ample space for dining; whilst modern fitted units and worktops include a tiled surround, a sink with drainer, and an integrated oven and gas hob.

On the upper floor, bedroom one is set to the front, with carpeted flooring and a built-in wardrobe with mirror sliding doors; whilst bedroom two is to the rear, similarly well-finished and offering ample space for freestanding storage. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a rainfall showerhead over the bath, tiled splash walls and a rear-set window.



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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



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

# Area Description

Wester Drylaw is a well-established residential area with a wealth of local amenities and is close to major retail outlets, including Craighleith Retail Park. Supermarkets in the area include a Morrisons on Ferry Road, and there are also sports facilities and a swimming pool at the Ainslie Park Leisure Centre. The property lies 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; whilst the Royal Botanic Gardens, Inverleith Park, Victoria Park and Newhaven Harbour are also nearby.









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