



## 36/2 Wester Drylaw Park, Wester Drylaw, Edinburgh, EH4 2TR

Light and Well-Presented, Two-Bedroom, South-Facing, Ground-Floor Flat

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# Property Description

Light and well-presented, two-bedroom, south-facing, ground floor flat, with gardens and an allocated parking space. Forming part of an established, residential development, in a quiet and leafy cul-de-sac, in the popular Wester Drylaw area, northwest of Edinburgh city centre.

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

Features include a fitted kitchen, with appliances, continuous hardwood flooring, and well-proportioned rooms. In addition, there is light neutral decor, gas central heating, double glazing and good storage.

Externally, there are enclosed garden areas to the front, side and rear, with a residential car park including an allocated parking space, set off-street to the rear.

A well-presented, spacious reception room, with built-in storage, is finished with light, neutral decor and hardwood flooring and provides generous, versatile space for both lounge and dining furniture. Leading openly off the living and dining room, a kitchen, with garden access, is fitted with contemporary white units and stone-effect worktops. Appliances include an integrated oven, a ceramic hob, a freestanding fridge/freezer, a dishwasher and a washing machine.

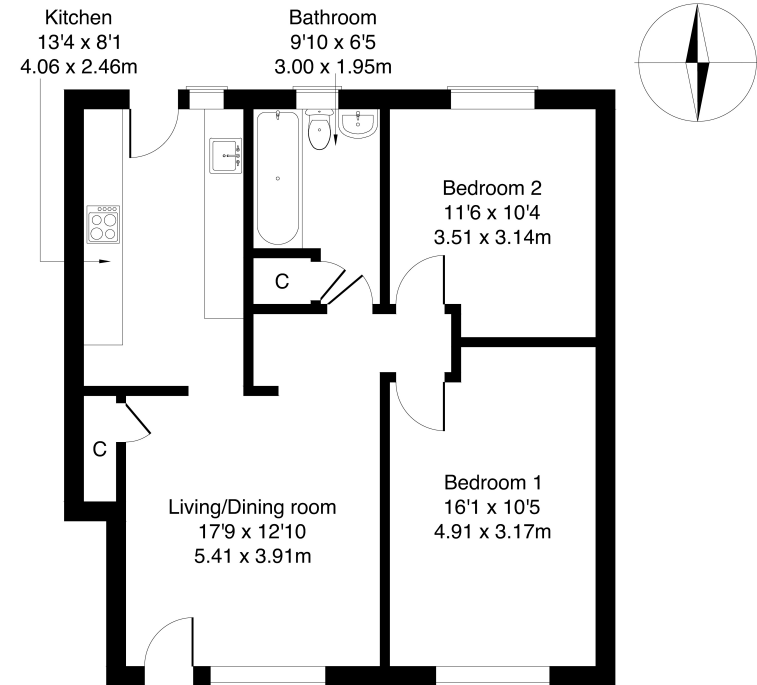
Set to either aspect, two flexible bedrooms are carpeted and continue the neutral decor of the living space. Both well-proportioned rooms offer plenty of space for bedroom furniture and storage.

Completing the accommodation, a bathroom comprises a three-piece suite, a shower-over-bath, a ladder-style radiator and tiled splash walls and flooring.



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Approximate Gross Internal Area: (710 sq ft - 66 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 a Sainsbury's and Lidl at Craighleith, whilst sports facilities and a swimming pool are available 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, with regular bus services also available 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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