



## 56 Easter Drylaw View, Edinburgh, EH4 2QP

Well Presented Three-Bedroom Lower Villa with Front and Rear Gardens

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# Property Description

Well-presented and flexible, three-bedroom, traditional lower villa, with front and rear gardens. Set on a quiet residential street, located in Easter Drylaw, to the north-east of Edinburgh city centre.

Comprises a vestibule, hallway, living room, dining/kitchen, conservatory, three double bedrooms, and a shower room.

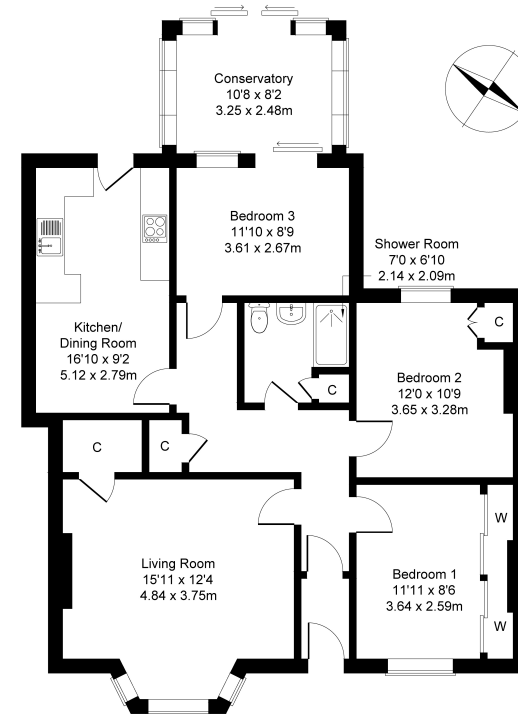
Requiring moderate updating, this superb opportunity has been extended to the rear and offers flexible family living. Features include double glazing, gas central heating, a fitted kitchen and a modern bathroom.

Well-maintained gardens include tall privacy hedging to the front, with a lawn, patio and a selection of shrubbery to the rear.

Entered via a vestibule, the welcoming hallway provides access to every room in the home. The spacious living room features a bay window that fills the space with natural light, carpeted flooring, a central light fitting, and a handy built-in storage cupboard. The fitted kitchen and dining room combine practicality with comfort. The kitchen is finished with wood-effect flooring, stone-effect worktops, tiled splashback, a sink with drainer, and direct access to the rear garden, while the adjoining dining area is carpeted, offering a cosy setting for family meals. Appliances include a washing machine, oven and electric hob with a canopy above.

The principal bedroom boasts wooden flooring and generous built-in wardrobes with sliding wooden doors, offering ample storage while keeping the room uncluttered. Its proportions make it ideal for larger furnishings, creating a comfortable retreat. Bedroom two is carpeted and includes a built-in storage cupboard, making it a practical and well-sized double room. Bedroom three provides excellent versatility, whether used as a single bedroom, guest room, dining space, or study, and benefits from direct access to the bright and airy conservatory, enhancing the sense of space. A modern shower room completes the accommodation, featuring wood-effect flooring, tiled splashback, and a central light fitting.

## 56 Easter Drylaw View, Edinburgh EH4 2QP 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 a well-established residential area offering a wide range of local amenities and excellent transport connections. Nearby supermarkets include Morrisons on Waterfront Broadway and Ferry Road, with additional shopping options available at Craighleith Retail Park. Edinburgh College is close at hand, and leisure facilities such as Ainslie Park Leisure Centre provide access to a swimming pool and gym. The area is conveniently located near Ferry Road, a key route

across the north of the city, allowing easy access to major roads serving the north and east. Regular bus services provide efficient links to the city centre and surrounding districts. Residents can enjoy a variety of green spaces, including local parks, with the Royal Botanic Gardens, Inverleith Park, Victoria Park, and scenic waterfront walks at Granton and Newhaven, all within easy reach.







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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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