



lindsays

93 Wester Drylaw Avenue,
Drylaw, Edinburgh, EH4 2SU

"A delightful terraced house with a suntrap, south facing rear garden"

- Popular residential location
- Good local amenities
- Easy access to the city centre
- Sitting room / dining room with feature fireplace
- Fitted kitchen
- 2 double bedrooms with built-in wardrobes
- Shower room
- Large attic room
- Gas central heating
- Good storage

EPC Rate E

FIXED PRICE £205,000



Description

Located on a quiet street, 93 Wester Drylaw Avenue is a delightful terraced house with a suntrap, south facing rear garden, situated in the established residential area of Drylaw. Benefitting from a driveway providing off street parking and a large attic room, the property offers an ideal family home over 2 floors. The accommodation, in brief, comprises – entrance hallway, sitting room / dining room with French door to the rear garden, fitted kitchen with door to rear garden, 2 spacious double bedrooms, shower room, and large attic room

Area

The property is located in the Drylaw area which lies in a north western district of the City. The property is ideally placed for shopping, transport, educational and recreational facilities. There is an excellent bus service close to hand which will take you the short 10 minute journey into the city centre. Local shopping is within walking distance but for those whose needs are greater, a wider range of shops can be found at the city centre which, as previously mentioned, is only a short bus or car journey away. Local state and private schools are within walking distance as are many fine recreational facilities within the area. The Ainslie Park recreational centre, having sports facilities and swimming pool is a prime example.

Viewing

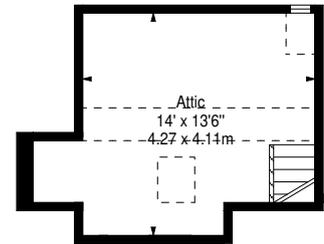
by appointment contact Lindsays



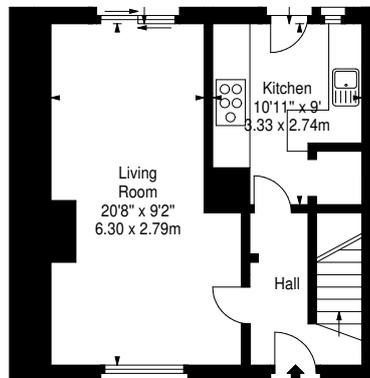
Wester Drylaw Avenue,
Edinburgh,
Midlothian, EH4 2SU



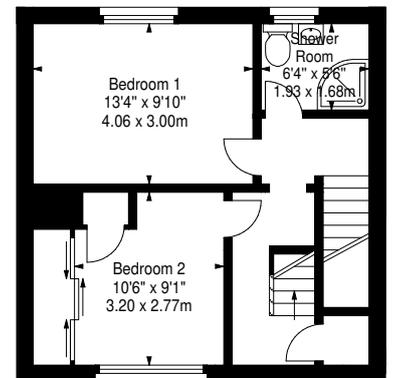
Approx. Gross Internal Area
998 Sq Ft - 92.71 Sq M
(Including Attic)
For identification only. Not to scale.
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Attic



Ground Floor



First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.