

**86 Wester Drylaw Drive
Edinburgh EH4 2ST**

Offers Over £185,000

- Large living/dining room with large storage cupboard
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and integrated appliances
- Two large double bedrooms with master featuring built in wardrobes
- Bathroom fitted with three-piece suite and electric shower over the bath
- Utility room
- Gas central heating and double glazing
- Private gardens to front and rear
- Free on-street parking



Terraced

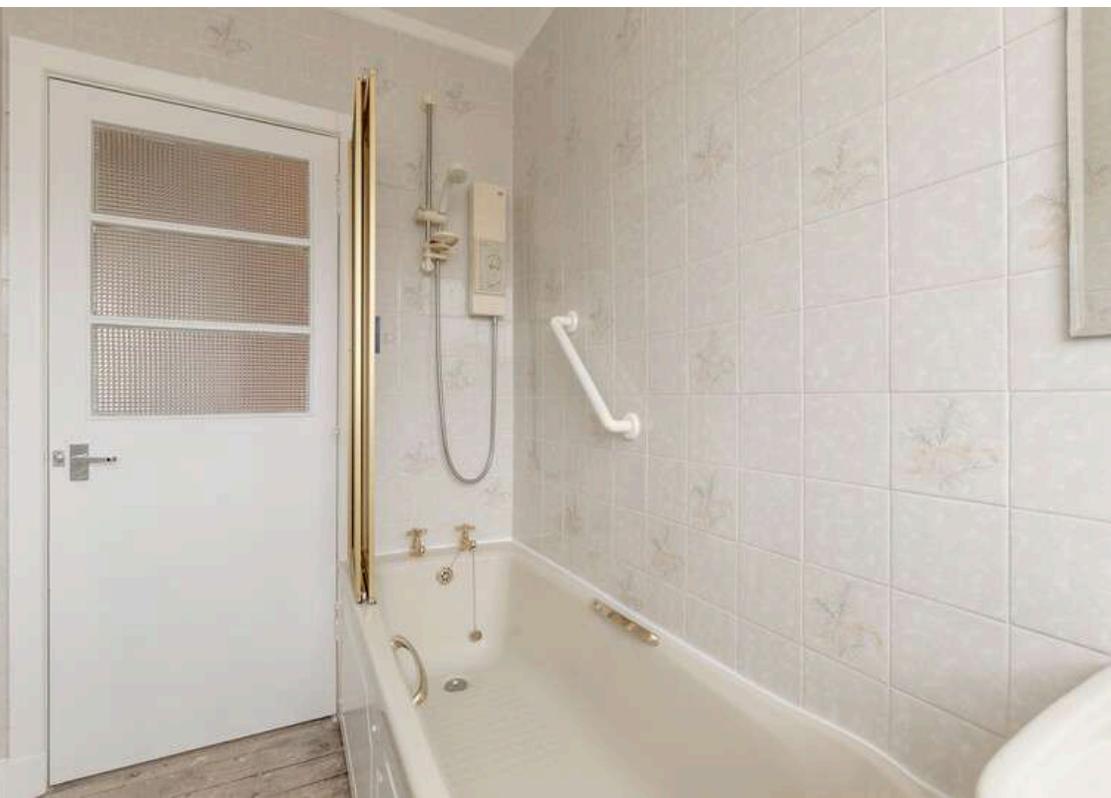
Blair Cadell are delighted to bring to market this ground floor two-bed terraced house in the heart of Drylaw. Whilst in need of some renovation work, the property is ideally placed for swift access to the city centre and is a great opportunity.

The accommodation comprises of a large living/dining room with with a large cupboard offering plenty of useful storage space. Kitchen fitted with a range of floor and wall mounted units, electric hob and oven and integrated appliances which are included in the sale. There are two generous double bedrooms with the master featuring built in wardrobes. Bathroom fitted with a three-piece suite and electric shower over the bath. A utility room that offers additional storage space and access to the back garden Gas central heating and double glazing throughout. Private garden space to both the front and rear with the back garden laid to lawn and featuring a useful garden shed. *Strictly sold as seen with no warranties given for systems or appliances*

Wester Drylaw drive is situated in the area of Drylaw approximately two miles north of the city centre. As well as having a large Morrisons and Little Waitrose petrol station minutes away, the area is ideally situated to take advantage of excellent local shopping which can be found in the nearby district of Stockbridge, with its fantastic selection of specialist shops, restaurants, cafes and Waitrose superstore. Additional shopping can be found at Craighleith Retail Park which houses a large Sainsbury's and a Marks and Spencer and is just a 5 minute walk from the property. The Western General Hospital is within close proximity together with reputable schooling, catering for all age groups. A variety of recreation facilities are also available in and around the area, including Inverleith Park, The Royal Botanic Garden, the Water of Leith Walkway, and a range of health and fitness clubs. Fettes benefits from convenient public transport links across Edinburgh, as well as swift access to the City Bypass and International Airport.

Viewing by appointment on 0131 337 1800

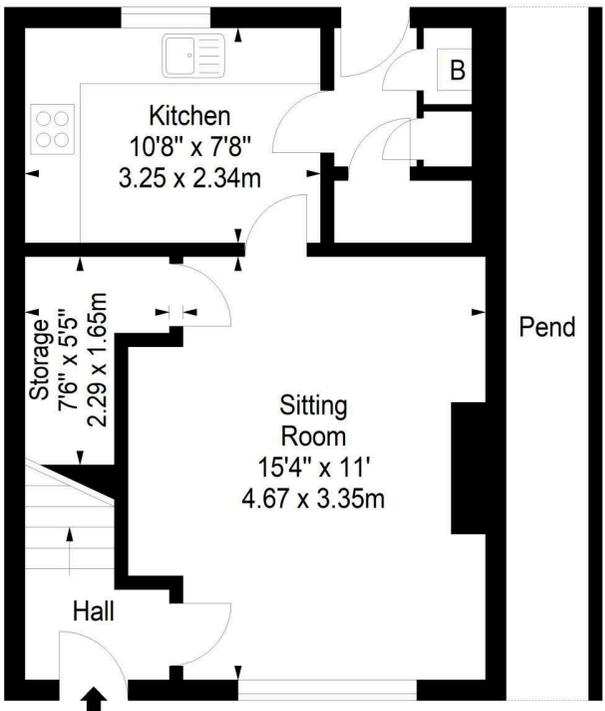




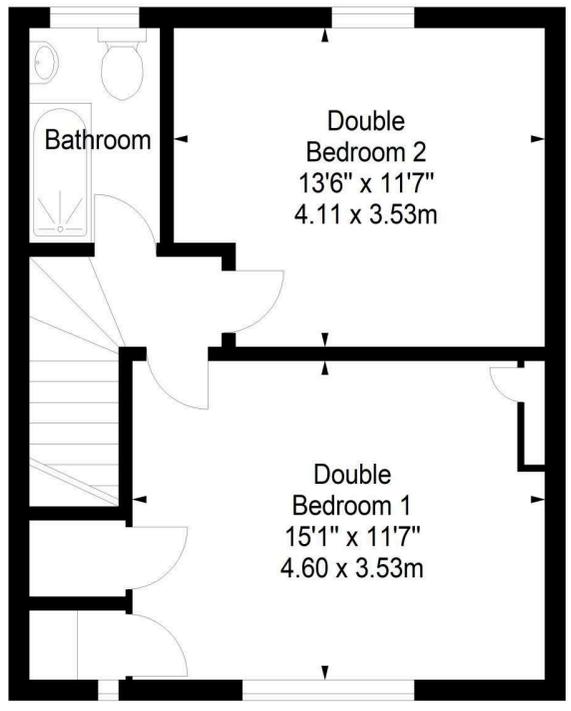
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Edinburgh, EH4 2ST**



Approx. Gross Internal Area
831 Sq Ft - 77.20 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

Property Centre:
1 Harrison Gardens
Edinburgh EH11 3NA
Tel: 0131 337 1800
Fax: 0131 337 1118

DX ED 92, Edinburgh
E-mail: property@blaircadell.com
www.blaircadell.com

