



Fixed Price

**£210,000**

## 149 Easter Drylaw Drive

Easter Drylaw | Edinburgh | EH4 2RX

This attractive and beautifully presented terraced villa with private garden and driveway, is pleasantly situated within the popular district of Easter Drylaw, close to a host of excellent amenities, schooling and transport links. In true move-in condition the property would ideally suit the young professionals or young families. Early viewing is highly recommended.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Driveway
-  Private rear garden
-  EPC Rating – C
-  Council Tax Band – C



## Description

In brief the accommodation comprises; welcoming hallway, generously proportioned and bright lounge, modern fitted kitchen/dining with door providing direct access to private rear garden, principal bedroom with fantastic built-in storage, second good sized double bedroom with storage and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and the property has been freshly painted.



## Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob and integrated dishwasher.

## Gardens & Driveway

There is a generous sized private garden located to the rear which is south facing, offers a high degree of privacy and is laid to lawn with an area of decking. To the front lies a double driveway providing off-street parking.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

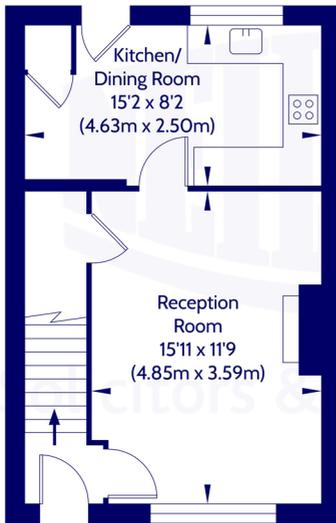
Easter Drylaw is convenient for access to Craigleth Retail Park which hosts many High Street retailer outlets including Sainsbury's, Starbucks, Boots, Homebase and Marks & Spencer's. There are two Morrisons supermarkets nearby on Ferry Road and at Granton. The area is well-served by educational establishments and there are many frequent bus services to the City Centre and surrounding areas. The property is close to Ainslie Park Leisure Centre and The Village Hotel both with swimming and sporting facilities. Also, within the area there is Inverleith Park, The Royal Botanic Gardens and delightful walks at Silverknowes and Cramond.



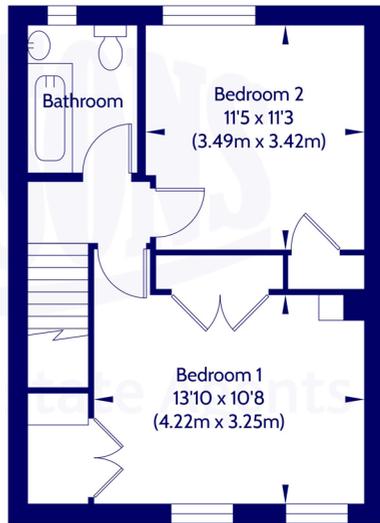


Approx. Gross Internal Floor Area 73.48 Sq M / 791 Sq Ft.

Ground Floor



First Floor



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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