



19/7 Wester Drylaw Place
DRYLAW | EDINBURGH | EH4 2TN


warners
solicitors & estate agents



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INSERT DISTRICT | EDINBURGH | EH4 2TN

Fantastic opportunity to purchase this most attractive bright and spacious three-bedroom top floor flat occupying prime position with the desirable district of Drylaw, located east of the city centre which is within very easy reach nearby. Boasting clever finishes and stunning Firth of Forth views to the front and quiet leafy outlook towards Drylaw House to the rear, this charming property offers generously proportioned ready to walk-in family accommodation over one level comprising –

- Welcoming entrance hall with good storage options
- Spacious living/dining room with feature fireplace
- Separate modern fitted kitchen
- Three double bedrooms
- Attractive bathroom with mains mixer shower
- Gas central heating
- Double glazing
- Private rear garden and communal drying green and fully enclosed rear gardens.
- Ample unrestricted on-street parking

Extras: all ceiling lamps, blinds, oven, hob and extractor hood will be included. Any furniture as viewed the fridge and washing machine are available by separate negotiation. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Drylaw, to the north west of Edinburgh City Centre, is popular with first time buyers and young families. The area is well placed for shopping, transport, educational and recreational facilities. Craigleith Retail Park offers a range of retail outlets including both Sainsbury and Marks & Spencer supermarkets and there are excellent sports facilities and a swimming pool at the Ainslie Park recreational centre. Regular public transport services operate into Edinburgh and the main commuting routes, including the M8, M9 and M90, are also easily accessible. Schooling is also nearby and is well represented from nursery to senior level.



