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4 EASTER DRYLAW BANK EASTER DRYLAW EDINBURGH

This superb terraced villa has undergone an extensive refurbishment programme by the present owners and now displays bright fresh and stylish accommodation throughout.

Entrance hall, lounge, new open plan kitchen, two double bedrooms and new bathroom.

New gas central heating, new double glazing and enclosed gardens.

Fixed Price £135,000





GENERAL DESCRIPTION

This superb terraced villa has undergone an extensive refurbishment by the present owners and now displays bright fresh accommodation throughout. Internally the newly decorated layout offers; an entrance hall with door to the lounge and stairs to the upper hall. The lounge has front facing window overlooking the garden and is open plan to the brand new fitted kitchen which has window and door to the rear. The upper hall provides access to both double bedrooms which feature a built-in wardrobe and finally the bathroom has window to the rear and features a brand new suite with shower over the bath. The property specification includes new gas central heating and new upvc double glazing. Externally there are private enclosed gardens to the front and rear. The rear garden features lawn with sun patios and fence with gate which backs on to a small cul-de-sac off Easter Drylaw Drive providing a convenient second access point to the property.

SITUATION

The Easter Drylaw district lies to the north west of the City Centre and the property is well placed for access to a good selection of local amenities and services which include local shops and supermarkets, primary and secondary schools, leisure and recreational facilities all being close at hand. There is also regular bus services which provide ease of commuting in and around the surrounding areas and to Edinburgh City Centre.



ACCOMMODATION

(All Sizes Approximate)

ENTRANCE HALL

The entrance hall is gained via a modern upvc door with stairs leading to the upper hall and glass panelled door leads to the lounge.

LOUNGE

15'2" x 11'10" 4.46m x 3.62m

This bright room has front facing window overlooking the garden. Displays laminate flooring, has cupboard off and is open plan to the kitchen.

KITCHEN

13'3" x 8'8" 4.03m x 2.65m (widest point)

This stylish room is open to the lounge with window and door overlooking and leading out on to the rear garden. The room features a new range of units with worktop and inset sink. Included in the sale price will be the brand new stainless steel gas hob, extractor hood and oven. The room is mostly tiled and has cupboard off.

UPPER HALL

The upper hallway provides access to both bedrooms, the bathroom and has hatch to the attic.

BEDROOM 1

14'0" x 10'1" 4.28m x 3.348m

This double bedroom has front facing window and features a built-in wardrobe with mirrored doors.

BEDROOM 2

13'4" x 11'8" 4.06m x 3.56m

This second double bedroom has rear facing window overlooking gardens. The room features built-in wardrobe with mirrored doors.

BATHROOM

7'7" x 5'4" 2.31m x 1.62m

This stylish fully tiled room has rear facing window and features a new three piece suite. Comprises; wc, wash hand basin and bath with electric shower over. Displays a tiled floor and heated towel rail.

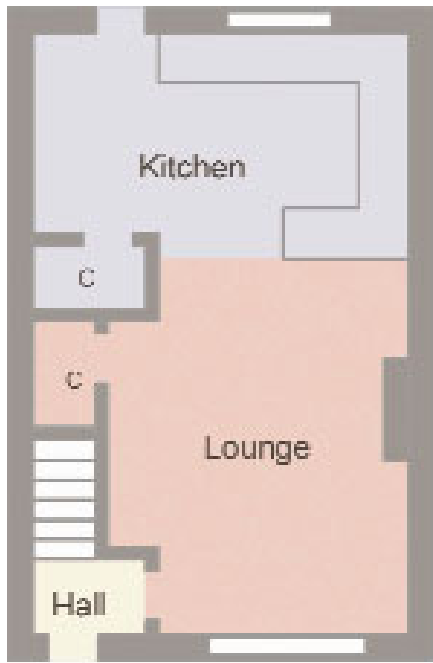
HEATING

The property has a brand new system of gas central heating operating off a combi boiler.

DOUBLE GLAZING

The property has brand new double glazing.





Schematic Diagram only - Not to scale

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GARDENS

To the front of the property the enclosed garden displays lawn and border with path leading to the front door. The rear garden features lawn with sun patios and fence with gate which backs on to a small cul-de-sac off Easter Drylaw Drive providing a convenient second access point to the property.

ENTRY

By Arrangement

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Fixed Price £135,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

