



**20/1 WESTER DRYLAW PARK
DRYLAW
EDINBURGH
EH4 2TR**

**OFFERS OVER
£130,000**

 **CONNELL & CONNELL** WS
SOLICITORS AND ESTATE AGENTS

**ATTRACTIVE
GROUND FLOOR
FLAT WITH PRIVATE
GARDENS SET IN A
QUIET CUL DE SAC
CLOSE TO EXCELLENT
LOCAL AMENITIES**

VIEWING
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

Spacious ground floor flat located within a well-established residential estate. The property is located in a quiet cul de sac in the Drylaw area of Edinburgh to the north of the city centre. Shopping is well catered for locally and there is a Morrisons Supermarket and further facilities including Marks and Spencer, Boots and Sainsbury's can be found at the nearby Craighleith Retail Park. The Western General Hospital is also in close proximity. Schooling is available from nursery to senior level and Edinburgh College is close by

Leisure facilities in the vicinity include golf courses, Ainslie Park Recreation Centre, Spartans Community Football Academy and Pure Gym. A regular bus service operates to many parts of the City and there is quick access to the Forth Road Bridge and City Bypass.

The property benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale.

Externally there is a private garden to the side and rear that is bordered with mature plants and shrubs. There is well maintained communal grassed area within the estate.

No warranties will be granted in respect of any appliances or systems included in the sale.



PROPERTY DETAILS

- * Entrance hall with entryphone handset. Radiator.
- * Large Lounge / Dining Room with patio doors to private rear garden. Feature fireplace housing electric fire. Space for dining table and chairs. Radiator.
- * Fully fitted Breakfasting Kitchen with matching wall and base units. Free standing gas cooker. The washing machine and fridge freezer are included in the sale. Ample work surfaces with stainless steel sink with drainer. Window to side with open outlook. Central heating boiler.
- * Double Bedroom with window to rear overlooking garden. Two built in cupboards. Mirror. Radiator.
- * Stylish bathroom with contemporary three piece suite comprising bath with electric shower above and shower screen, wash hand basin and WC. Mirrored bathroom cabinet. Extractor. Large cupboard housing water tank.

Energy Efficiency Rating: C



EXTERNAL

Private enclosed gardens to side and rear with an attractive array of plants and shrubs. Patio with space for garden furniture. The garden shed is included in the sale.





Ground Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



P H O T O G R A P H S A N D F L O O R P L A N B Y M I K E D O O L E Y P H O T O G R A P H Y 0 7 3 0 5 6 0 2 8 6

Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

