



9 Drylaw House Gardens, Edinburgh, EH4 2UE, Edinburgh, EH4 2UE, Drylaw, Edinburgh North

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Boyd Property are delighted to bring this lovely end terrace villa to the market, set within in a peaceful cul-de-sac, in a popular and established residential area. The accommodation which is laid out over two floors comprises: entrance porch, a well-proportioned living room with spiral staircase, fitted kitchen, a double bedroom with built-in wardrobes, bathroom with white suite and shower over the bath. The property benefits from gas central heating, double glazing, and attic storage space. There are private garden grounds to the front and side of the property and to the rear there is a large unrestricted car park with additional on street parking available in the cul-de-sac. This property will appeal to a variety of buyers and will make a perfect starter home or buy-to-let investment and viewing is highly recommended.

Location
Situating in the popular district of Drylaw, within walking distance of the local shops and just minutes to the amenities in Davidsons Mains including Tesco Metro supermarket, chemist, post office and banks. There is large Morrisons' superstore on Ferry Road and Craighleith Retail Park is easily reached and it offers a Sainsbury's, Marks and Spencer Simply Foods and multiple High Street brand retail stores. Schooling is well represented from nursery through to senior level. Within easy reach of the regular public transport service into the city centre and surrounding routes. Good access onto the main commuting routes including the M8, M9, Forth Road Bridge and Edinburgh International Airport. Recreational amenities include pleasant walks by the River Almond, Cramond and along Silverknowes esplanade, also various golf courses and leisure clubs/sports centres in the vicinity.

BASE INFORMATION:

Rooms	: 1
Bed	: 1