



13 Drylaw House Gardens, EDINBURGH, EH42UE, Edinburgh, EH42UE

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Boyd Legal are delighted to present to the market this bright, spacious, and beautifully presented semi-detached villa is pleasantly situated in sought after cul-de-sac, in this popular modern development. This attractive family home is in move-in condition and the accommodation briefly comprises; a welcoming entrance hall with carpeted staircase to upper landing, a comfortable lounge with feature fireplace and electric fire, open plan dining room/kitchen, fitted with modern base and wall mounted units with ample work top surfaces, patio doors give direct access to the rear garden. The property has been extended to the side and this wonderful space provides a useful downstairs WC with white two-piece suite, an inner hallway leads to the light and airy third double bedroom. The upper land landing gives access to two further double bedrooms, both with fitted wardrobes and family bathroom with three-piece suite. The property benefits from a floored attic, gas central heating and double glazing throughout. There is a private garden to the front which is laid to lawn and fully enclosed rear garden, that has been paved for ease of maintenance and is bordered with mature plants and shrubbery. There is single garage located in the large unrestricted car park to the rear of the house with additional on street parking available in the cul-de-sac. This property will appeal to a variety of buyers and will make a fabulous family home and viewing is highly recommended.

Location

Situated 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's 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	: 2
Bed	: 3