



## 12 Easter Drylaw Bank, Easter Drylaw, Edinburgh, EH4 2QN, Edinburgh, EH4 2QN

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Boyd Property are delighted to present to the market this lovely, bright mid-terraced villa, located in the Easter Drylaw area, north-west of Edinburgh city centre. The property is well placed close to excellent local amenities and transport links. The property would now benefit from some general cosmetic upgrading works and offers an ideal home for a first time buyer or small family. The accommodation briefly comprises entrance hall, lounge, kitchen, utility room, upper landing, two double bedrooms and a bathroom. The property further benefits from gas central heating, new double glazing is due to be installed by the current owners. Externally there are private gardens to the front and rear, a shared vennel and on-street parking is available to the front. Viewing is highly recommended to see what this property has to offer and its potential.

Location

Easter Drylaw Bank is in the Easter Drylaw area of the city. It is within convenient reach of Western General Hospital and Craighleith Retail Park which hosts many High Street retailer outlets including Sainsbury's, Boots, Homebase and Marks & Spencers. There are two Morrisons supermarkets nearby, on Ferry Road and at Granton. The area is well-served by educational establishments including Edinburgh College and there are many frequent bus services to the City Centre and surrounding areas. The property is close to Ainslie Park Leisure Centre which has swimming and sporting facilities. Also, within the area there is Inverleith Park, The Royal Botanic Gardens and coastal walks from Silverknowes and Cramond.

Extras

All fitted floor coverings.

### BASE INFORMATION:

Rooms	: 1
Bed	: 2