

73 Wester Drylaw Place

DRYLAW, EDINBURGH, EH4 2TL



*SPACIOUS THREE BED SEMI
DETACHED HOUSE*



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McEwan Fraser Legal is delighted to present this generously proportioned three bedroom semi detached house in Edinburgh's popular area of Wester Drylaw.

Inside, the property comprises of a spacious living area with ample space for free-standing furniture options and benefits from having an electric fireplace at the focal point of the lounge. Fully equipped kitchen which is modern and generous in size, leading to the private rear garden. The kitchen is fitted with a free-standing gas range cooker with double ovens and free-standing white goods.

The house is well served by two bedrooms on the first floor along with a stair leading to the third bedroom in the converted attic space. This really makes the most of the space on offer, with additional storage remaining the eaves. There is one main family bathroom which is fitted with a modern suite and a mains shower over the bath.









Bedroom 1





Bedroom 2

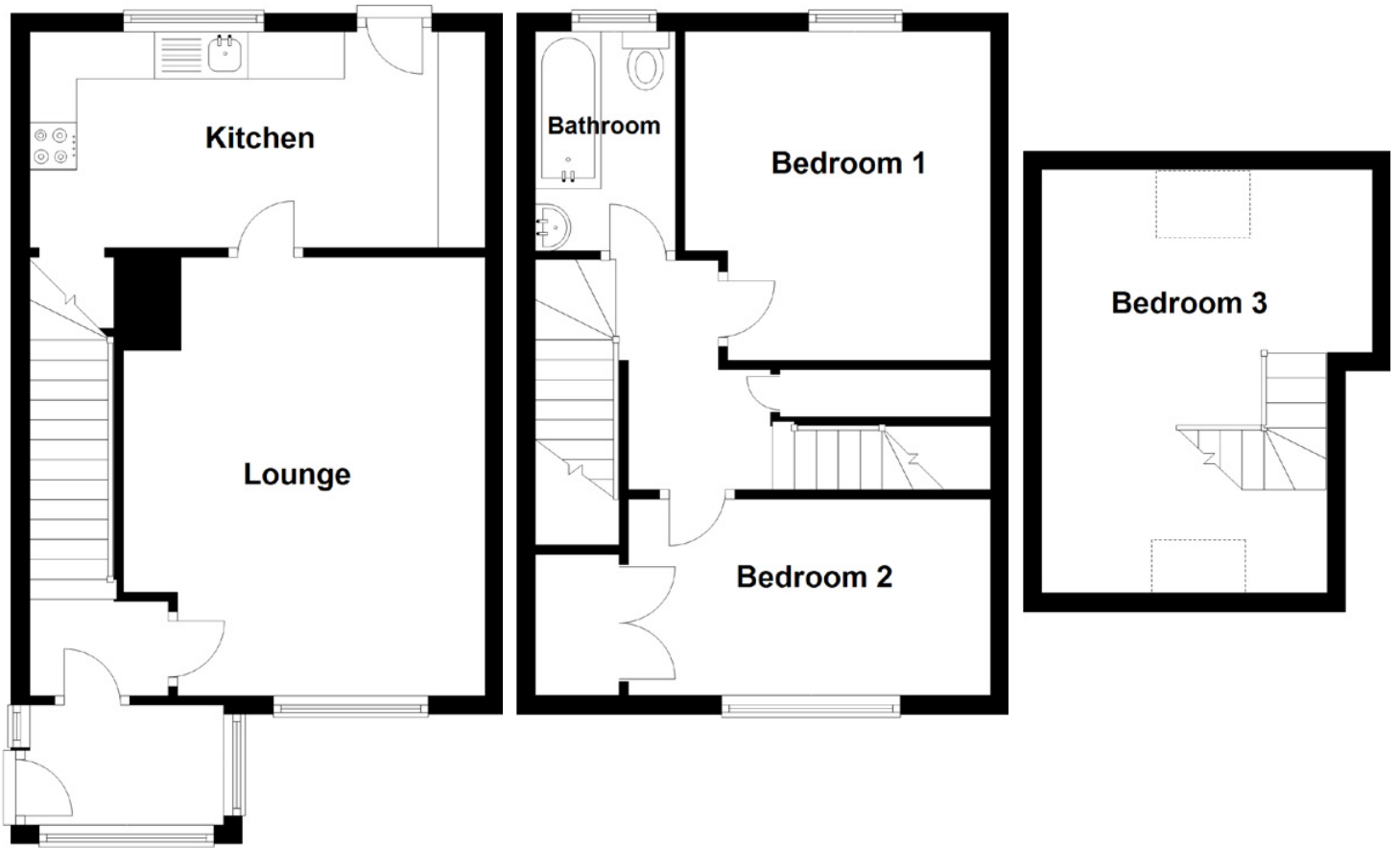




Bedroom 3







Approximate Dimensions

(Taken from the widest point)

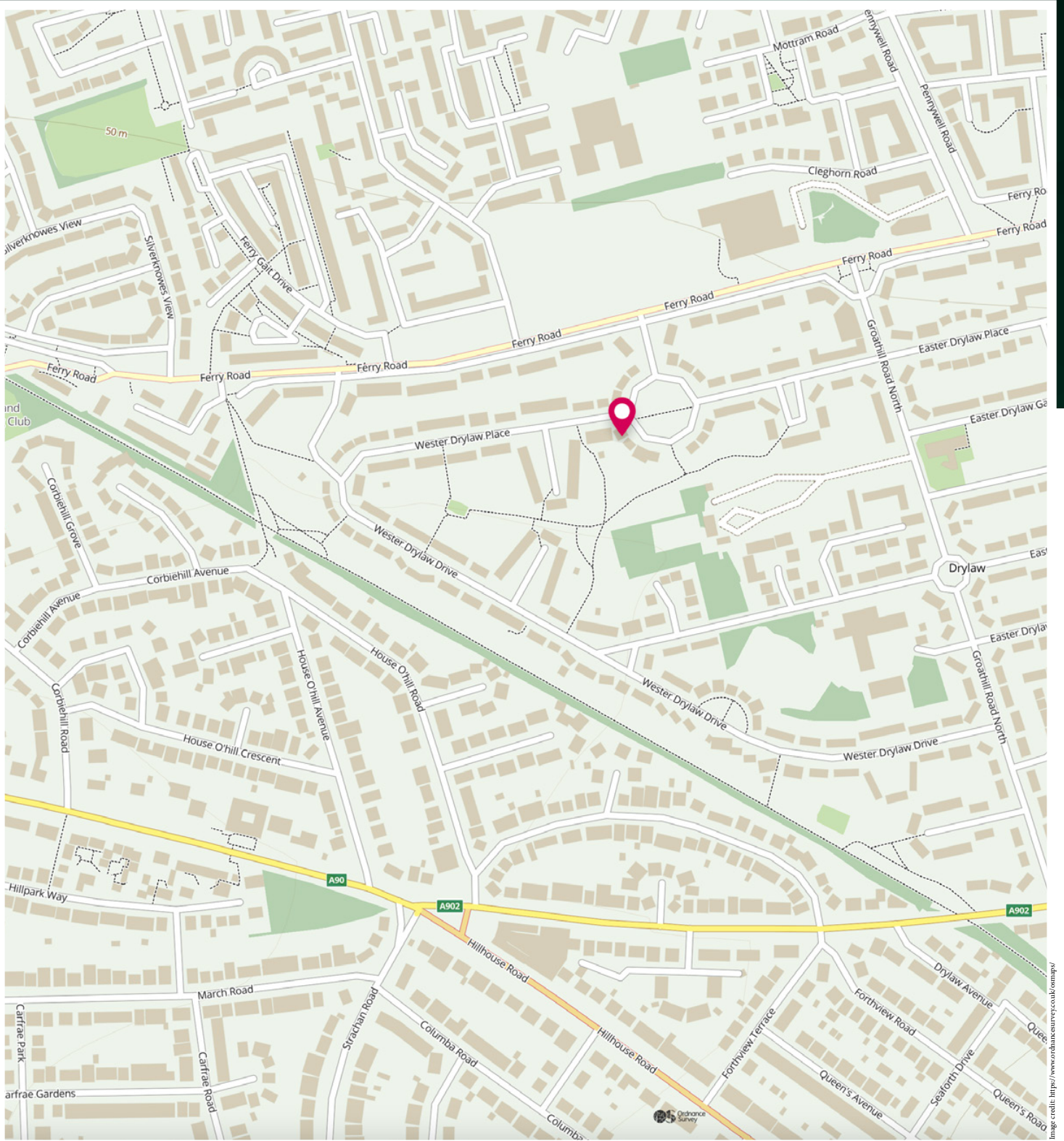
Lounge	4.69m (15'5") x 3.86m (12'8")
Kitchen	4.86m (15'11") x 2.31m (7'7")
Bedroom 1	3.52m (11'6") x 3.26m (10'8")
Bedroom 2	3.86m (12'8") x 2.10m (6'11")
Bedroom 3	4.52m (14'10") x 2.00m (6'7")
Bathroom	2.34m (7'8") x 1.50m (4'11")

Gross internal floor area (m²): 88m²

EPC Rating: D

In addition to this, gas central heating, full double glazing making for a warm home, year round. There is also free on street parking whilst off street parking is available on the large driveway to the front of the house suitable for 2 cars. The private rear garden benefits from afternoon and evening sun and has a decking area to the rear to enjoy the weather when it is at its finest.






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