



2/1 Dalry Gait

Dalry, Edinburgh, EH11 2AU



VMH ESTATE AGENTS



Superb 2 bedroom ground floor flat with private residents' parking

- Super open-plan sitting/dining/kitchen
- Principal bedroom with en-suite
- Double bedroom 2
- Bathroom
- Bright & generously proportioned
- Close to a variety of local amenities
- Popular & convenient location
- Well maintained grounds & bike store
- Residents' parking (2 permits per flat)
- Gas central heating, double glazing & security alarm

Offers Over: £300,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.



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About the Property

Located in this popular and convenient area within walking distance of the city centre, this appealing 2 bedroom ground floor flat forms part of an impressive modern development. The property is close to a fabulous range of amenities, Haymarket Station and Trams. Within the development is private residents' parking and well maintained shared grounds. The interior is bright and well proportioned throughout. This is a fantastic opportunity to acquire a delightful property ideal for professionals, first time buyers or a buy to let.

Management

The development is factored and maintained by Ross and Liddell with an approximate monthly fee of £120.

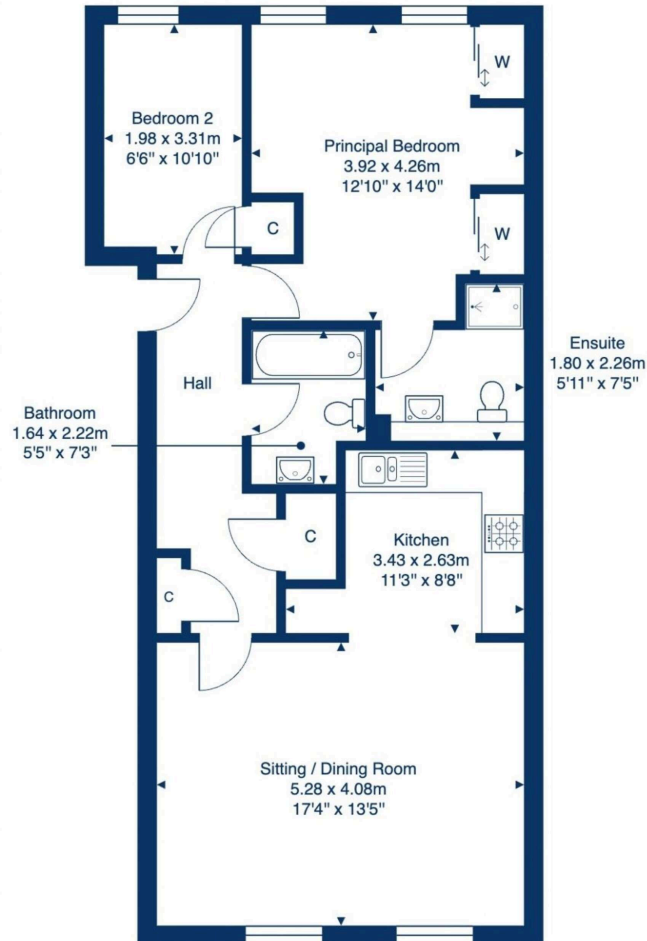
Extras

All fitted floor coverings, blinds, light fittings, hob, oven, extractor hood and washing machine are included in the sale price.



Floor Plan

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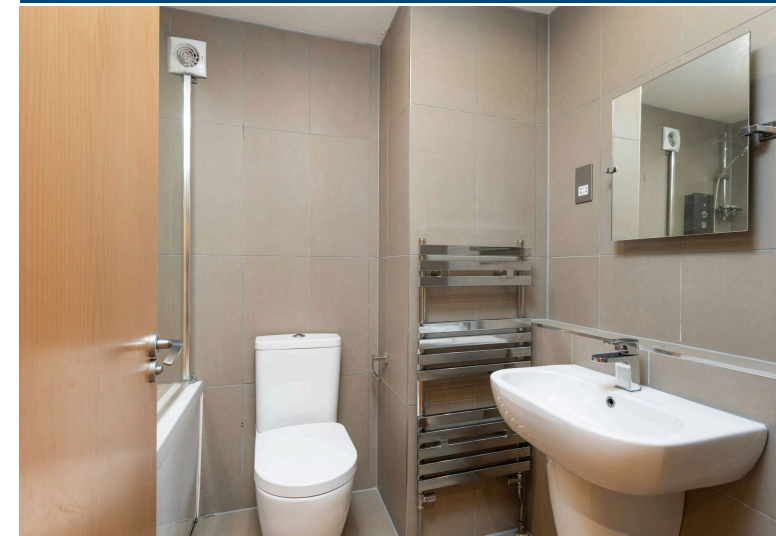
Ground Floor

Total Area: 71.0 m² ... 765 ft²

All measurements are approximate and for display purposes only.

Location

Dalry lies within easy reach of the east side of Princes Street and is therefore ideally placed for those working within the city centre. Regular bus services run along Dalry Road to the centre and surrounding areas and Haymarket Railway Station, along with the tram, can be easily reached allowing for easy commuting in and out of the city boundaries. There are numerous bars and restaurants within walking distance on Dalry Road. City centre shops, St James Quarter and restaurants are a short journey away. Sporting and recreational facilities are available at the Fountainpark Leisure Centre.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.