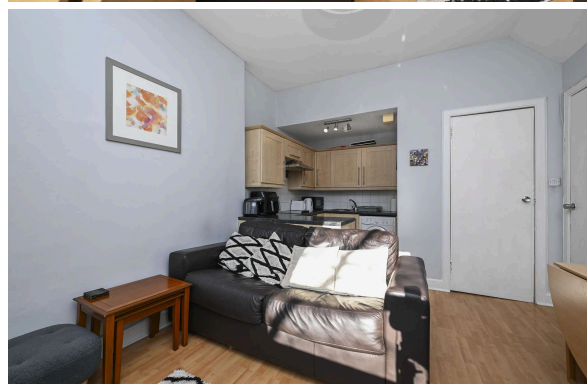




24/7 Cathcart Place
DALRY | EDINBURGH | EH11 2HE


warners
solicitors & estate agents



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Nestled in a traditional stone tenement, this beautifully presented second-floor flat offers the perfect blend of character and comfort. Ideally located just a short walk from both the West End and City Centre, as well as Haymarket train station, it is an excellent choice for first-time buyers or young professionals. With convenient access to Heriot Watt and Napier Universities, commuting is a breeze.

Step inside to find a welcoming entrance hall with ample storage space, leading to a spacious living room/kitchen. The kitchen is thoughtfully designed with a range of base and wall units, laminate worktops, and modern appliances, including a hob with extractor hood, electric oven, washing machine, and fridge. Enjoy the added convenience of an Edinburgh press and pantry cupboard for extra storage.

The flat boasts two generously sized double bedrooms with fitted carpets and elegant cornicing, offering peaceful retreats after a busy day. The stylish shower room is equipped with a wash basin and electric shower, while a separate WC with a wash hand basin adds further practicality.

- Additional features include gas central heating, double glazing, and on-street permit parking.
- Prime Location: West End, City Centre, Haymarket station.
- Commuter-Friendly: Close to Heriot Watt & Napier Universities.
- Spacious Living: Edinburgh press, pantry.
- Modern Kitchen: Fully equipped.
- Two Bedrooms: With carpets, cornicing.
- Extras: Gas heating, double glazing, permit parking.

EPC Rating C, Council Tax Band C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated appliances and items of furniture (excluding TV and hall unit) will be included in the sale.

Dalry is a popular area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/M9 motorway network. Further recreational facilities are available at the Fountainpark Leisure Centre including a cinema complex, bars, bistros, restaurants and the Nuffield Health Fitness & Wellbeing Gym.



