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Fixed Price
£309,995

172 (1F2) Dalry Road

Dalry | Edinburgh | EH11 2EG

A bright first floor flat forming part of a traditional tenement, situated in the popular Dalry area of Edinburgh. Freshly painted throughout and retaining beautifully preserved period details including high ceilings, original cornicing and an original fireplace, the property offers spacious accommodation including three bedrooms and two shower rooms, making it an excellent choice for professionals, families and those seeking easy access to the city centre. Conveniently located close to a wide range of local amenities and excellent transport links, the property combines generous living space with a highly desirable location.

-  3 bedrooms
-  1 public room
-  2 shower rooms
-  Communal garden
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - D



Description

In brief, the accommodation comprises a welcoming hallway with a deep storage cupboard, a light and airy lounge/dining room featuring a decorative fireplace and traditional Edinburgh press, an open plan kitchen fitted with a range of wall and base units complemented by co-ordinated worktops and subway style splashback tiling, three double bedrooms, one of which benefits from an en-suite shower room, and a contemporary main shower room with a crisp white suite and rainfall shower. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the electric oven and hob, fridge/freezer, dishwasher and washing machine.

Gardens and Parking

There is a communal garden to the rear of the property and there is permit/meter parking on the surrounding streets.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

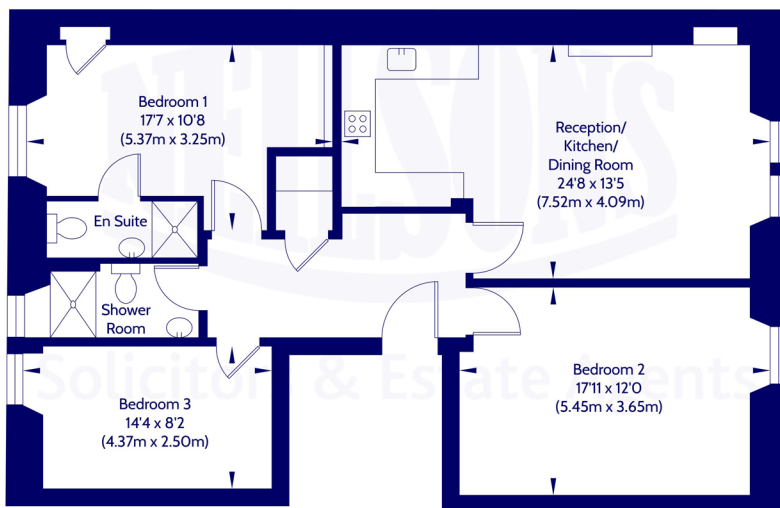
The popular residential area of Dalry is situated to the west of Edinburgh city centre. It is within comfortable walking distance of Princes Street and George Street, and Haymarket train station is close at hand along with the tram stop, providing convenient access to Edinburgh Airport. The area is well served by a frequent bus service in and around the city and surrounding areas and the City Bypass is also within proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, cafes, bars and restaurants can be found in the immediate area, and there is a Lidl supermarket on the doorstep. There are a good range of leisure facilities including Fountain Park Leisure Complex which includes a Cineworld & Nuffield Health Club, Murrayfield Stadium & walks along the Union Canal.





Approx. Gross Internal Floor Area 91 Sq M / 983 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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