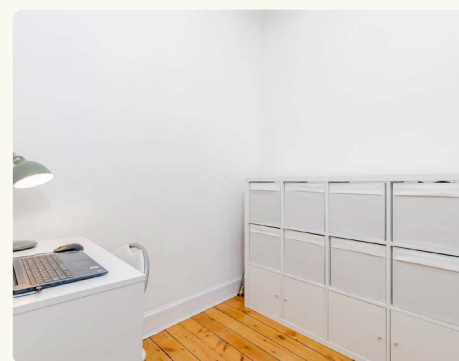




153/7 Dalry Road,
Edinburgh EH11 2EA



An impressive top floor flat which has been renovated throughout to offer a stylish walk in home which retains beautiful period features

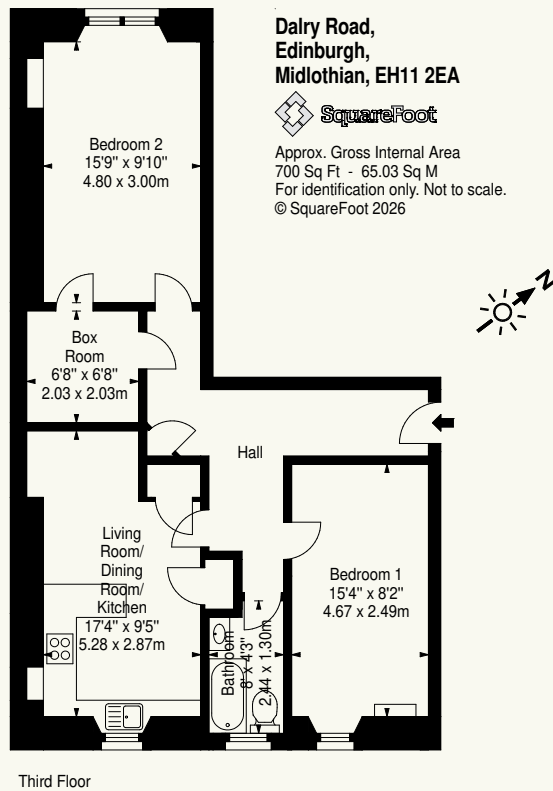
 2 Bed  1 Bath  1 Reception

An impressive top floor flat situated within a traditional tenement located in the sought after area of Dalry, close to Haymarket train station and tram stop, within walking distance of the City Centre. The property has been renovated by the present owner to offer a stylish walk in home which retains beautiful period features. In brief the accommodation comprises; welcoming hall with shelved storage cupboard, sitting room open plan to fully fitted modern kitchen with breakfast bar, twin windowed principal bedroom which could serve as a living room should the new owner wish to utilise the property as a large 1 bed, second double bedroom with window to the rear, useful boxroom/study which can be accessed from both the hall and principal bedroom, and stylish bathroom with shower over the bath.

Features

- Welcoming hall
- Sitting room open plan to kitchen
- Twin windowed principal bedroom
- Second double bedroom
- Useful boxroom
- Stylish bathroom
- Gas central heating
- Triple glazing
- Communal garden to the rear
- EPC Rating C

Fixed Price £245,000



The property is situated in the Dalry area which is superbly located for easy access to local amenities along Dalry Road, the West End and the city centre. There are several bars, restaurants, supermarkets and other convenience stores within the vicinity of Dalry Road, while a large Sainsbury's supermarket can be found in Gorgie. Further amenities such as coffee shops and restaurants, and Post Office can be easily reached at Haymarket. There are also various recreational facilities close by, including Fountainpark which offers a leisure club,

bowling alleys, cinema and casino while the Dalry Leisure Centre, further down Caledonian Crescent, has a gym and Victorian swimming baths. Harrison Park and the Union Canal Tow Path provides another option for recreational pursuits. For commuters, this property is ideally situated close to several major bus routes that service the city and Haymarket train station and tram stop is located conveniently nearby for those looking to commute to Edinburgh Airport, Glasgow or further afield.

FOR VIEWING:

By appointment only

Contact Lindsay's on:

 0131 229 4040

 edinburghproperty@lindsays.co.uk

 property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.