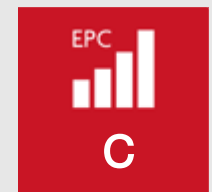
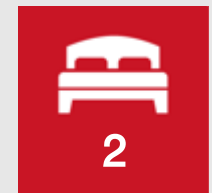
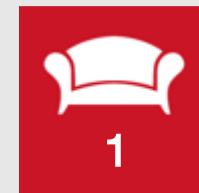




Thorntons 
The right way to move

4/1, Easter Dalry Place,
Edinburgh EH11 2TP





Summary

Smart ground-floor flat forming part of a small development in the popular Dalry area, which is within easy walking distance of Edinburgh city centre, offering an excellent range of shops, cafés, restaurants and everyday services. The property is approached through a well-kept shared entrance and offers a hall with two useful storage cupboards, an attractive bay-windowed living/dining room, kitchen, two double bedrooms with built-in wardrobes and a bathroom with electric shower over the bath. Further benefits include gas central heating from a combi boiler installed in 2023, double glazing and secondary glazing. Permit parking is available at a stated cost of £25 per year. The development is factored by Trinity Factors at approximately £65 per month, subject to occasional additional charges, with building insurance included.

Features

- Smart ground-floor flat in a small development
- Attractive bay-windowed living/dining room.
- Two double bedrooms, both with built-in wardrobes
- Bathroom with electric shower over the bath.
- Gas central heating with combi boiler installed in 2023.
- Double glazing together with secondary glazing.
- Excellent storage with two hall cupboards
- Permit Parking £25 per year
- Well kept shared entrance
- EPC - C

Room Measurements

Hall: 14'6" x 6'8" (4.42m x 2.04m)

Living/Dining Room: 14'1" x 13'1" (4.28m x 3.98m)

Kitchen: 10'3" x 8'10" (3.13m x 2.70m)

Bedroom 1: 10'3" x 8'10" (3.13m x 2.70m)

Bedroom 2: 9'3" x 8'10" (2.82m x 2.70m)

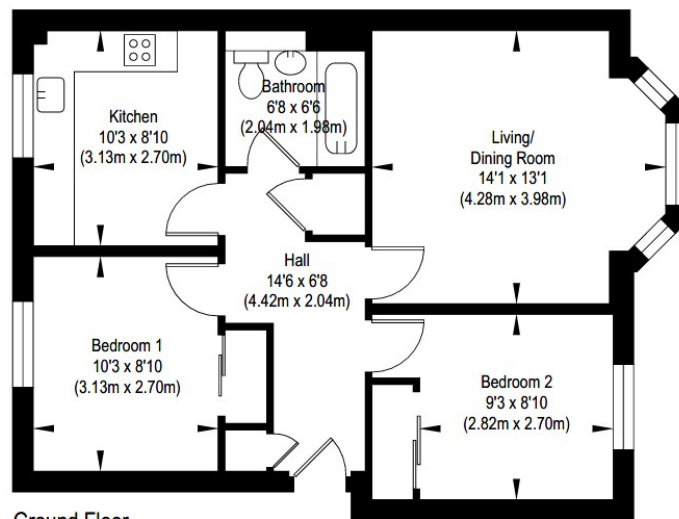
Bathroom: 6'8" x 6'6" (2.04m x 1.98m)



Floorplan



Approx. Gross Internal Floor Area 57 Sq M / 617 Sq Ft.



Ground Floor

All measurements are approximate. Not to scale. For identification only.
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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

Brothockbank House, Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA
0131 663 7315
bonnyriggea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinburghea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore, Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

INVERNESS

Kintail House, 2 Sir Walter Scott Drive, Inverness, IV2 3BW
01463 893997
genea@thorntons-law.co.uk

ST ANDREWS

19-21 Bell Street, St Andrews
01334 474200
standrewsea@thorntons-law.co.uk

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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