



19/3 (1F1) Cathcart Place
DALRY | EDINBURGH | EH11 2HF

warners
solicitors & estate agents



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Warners are delighted to present to the market this appealing one-bedroom first-floor flat, situated within the popular Dalry district of Edinburgh, conveniently positioned close to Haymarket and the city centre. Offering well-proportioned accommodation and excellent access to a wide range of local amenities and transport links, the property would make an excellent choice for first-time buyers, professionals or investors.

The property opens into a welcoming entrance hallway with useful storage and a traditional drying pulley. The spacious twin-windowed living room provides a bright and comfortable reception space, featuring attractive real wood flooring and a feature fireplace. The kitchen/dining room is fitted with modern white cabinetry and has ample space for a dining table. Featuring a large window overlooking the garden, generous walk-in cupboards provide significant pantry storage, and house the fully plumbed washing machine.

The bedroom is a good sized double, with the accommodation completed by a contemporary bathroom. A separate WC adds further convenience. Externally, the property benefits from access to a shared rear garden.

- Entrance hallway
- Twin-windowed living room
- Kitchen/dining room
- Double bedroom overlooking secluded garden
- Bathroom with shower over bath
- Separate WC
- Shared rear garden
- Gas central heating and double glazing

Council tax band C, EPC rating C

Extras to be included in sale : Washing machine, fridge freezer , blinds and curtains. Furniture and other items will be available by separate negotiation.

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



Dalry is a popular and established residential area, situated within easy walking distance of the West End of the City Centre. There is an excellent range of local shops, supermarkets, restaurants and coffee shops to be found on Dalry Road and adjoining Gorgie Road. Edinburgh's fashionable West End offers a more extensive range of amenities. The flat is also located close to Fountain Park Leisure Complex where there is a multiplex cinema, bowling alley and several restaurants. Haymarket railway station is within walking distance and an efficient bus service operates from the main road to other parts of the city and surrounding areas. There are good road links to the City Bypass and Edinburgh International Airport.



