

COULTERS[©]

5/11 ORWELL TERRACE

DALRY, EDINBURGH, EH11 2DU

1 BED

1 BATH

1 PUBLIC



TAKE A LOOK INSIDE

Located in the highly convenient area of Dalry, 5/11 Orwell Terrace is an appealing one bedroom third floor flat, forming part of a traditional tenement building and offering bright, well-proportioned accommodation.

The property is ideally positioned for access to an excellent range of local amenities, shops, cafés and restaurants, while Edinburgh city centre is also within easy reach.

KEY FEATURES



Third floor flat forming part of a traditional building



One double bedroom with large storage cupboard



Shared garden to the rear



On street permit parking available



Ideally located close to local amenities and transport links



Bright, well proportioned accommodation



EPC Rating - E



Council Tax Band - B



Presented in good order throughout, the property provides a comfortable and practical home, with the additional benefit of access to a shared rear garden. Its convenient location and well-proportioned accommodation make it an excellent opportunity for a first-time buyer, professional couple or buy-to-let investor.

The property is accessed via a well-maintained shared entrance with secure entryphone system. Internally, the accommodation comprises a welcoming entrance hall with useful storage, a bright open-plan sitting room/dining room/kitchen fitted with a range of wall and base-mounted units and appliances. There is a spacious double bedroom with a large storage cupboard, together with a modern shower room, completing the accommodation.



THE LOCAL AREA

Located between Gorgie and Haymarket, Dalry is perfectly positioned for accessing Edinburgh's Financial District and the West End. Haymarket Railway Station with the tram link to Edinburgh International Airport is within a ten-minute walk and regular bus services take you into the West End and the City Centre.

Dalry has a vast array of local retailers including pharmacies, convenience stores and takeaways. There is also a Lidl supermarket and Co-op Food store, both within a five-minute walk. Dalry Swim Centre has a pool, gym and fitness classes and Fountain Park, located close to the area, has a Cineworld and Nuffield Health Centre.

EXTRAS

All fitted floor coverings, light fittings, the gas hob, oven, extractor hood, fridge and washing machine are included in the sale price.

HOME REPORT VALUATION: £175,000



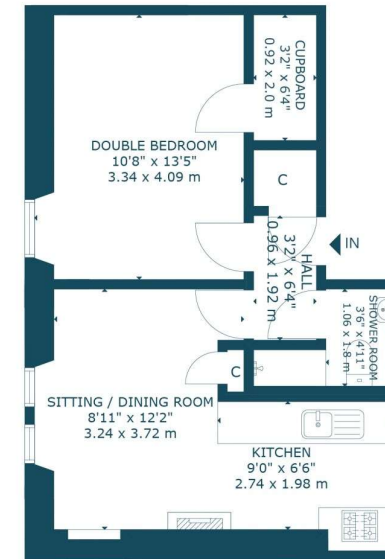
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THIRD FLOOR

5 - 11 ORWELL TERRACE, DALRY, EDINBURGH, EH11 2DU
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 388 SQ FT / 36 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.