

SIMPSON & MARWICK



2 Argyll Terrace, Dalry, Edinburgh, EH11 2BR



1

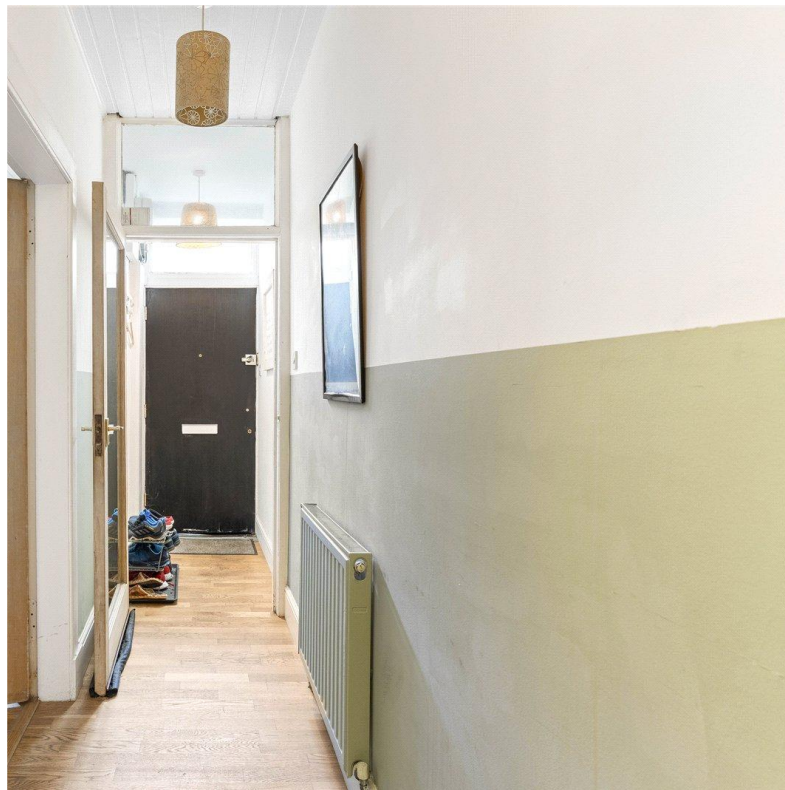
1

1

EPC: C (74)

Council Tax - C

Charming 1-bedroom lower flat in Dalry, ideal for first-time buyers or investors.



- Lower flat
- Spacious lounge
- Kitchen with appliances
- One double bedroom
- Shower room
- Gas central heating
- Single glazing
- Private front garden
- Permit parking available

This delightful one-bedroom lower flat, situated in the heart of Dalry, offers an inviting living space with excellent amenities nearby.

On the ground floor, the property features a spacious lounge adorned with working shutters, providing a cozy atmosphere ideal for relaxation. The well-equipped kitchen/diner boasts integrated appliances including a fan oven, dishwasher, fridge/freezer, gas hob, and washing machine, ensuring a modern and practical cooking space. The double bedroom offers comfort and tranquillity for restful nights. A three-piece shower room completes the accommodation, offering convenience and style.

The property benefits from gas central heating and single glazing, ensuring warmth throughout the seasons. Outside, the flat includes a private front garden perfect for a touch of nature. Parking is available with a permit. The flat is presented in excellent condition, creating a welcoming home ready for immediate occupancy.

Location

Dalry is a vibrant area of Edinburgh, offering an array of local amenities including shops, cafes, and restaurants. Its proximity to Haymarket train station and excellent public transport links make it a popular choice for commuters. The property is ideally situated to enjoy the benefits of City Centre living while being conveniently located near green spaces such as Dalry Community Park.

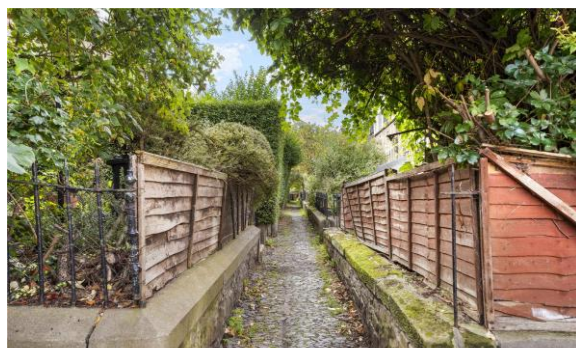
Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale.

Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



SIMPSON & MARWICK

SIMPSON & MARWICK



For identification purposes only.
Not to scale.

2 Argyll Terrace

Dalry, Edinburgh, EH11 2BR

Approx. Gross Internal Area:
581.251 Sq Ft (54 Sq M)

Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		