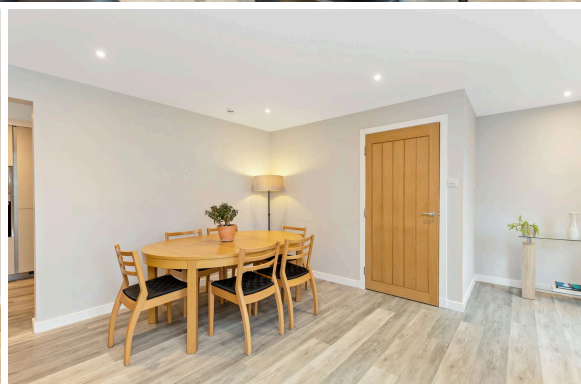




6/8 Dalry Gait
HAYMARKET | EDINBURGH | EH11 2AU


warner's
solicitors & estate agents



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Superb two-bed second floor apartment boasting light and spacious accommodation with high spec stylish finishes and an excellent cul-de-sac position close to a fabulous range of amenities, Haymarket Station, trams and the City Centre attractions.

This attractive property has been recently renovated and benefits from new flooring in the living room, kitchen and hallway, as well as new doors throughout. Additionally both en-suite and main bathroom were newly installed this summer. Offering immense appeal to a variety of purchasers as a comfortable private home or investment purchase, early viewing is highly recommended.

Flooded with light from a triple window formation to the front, the public room is a perfect space for relaxation, dining and entertaining. The kitchen is fitted with a good range of units, integrated appliances, and a central breakfasting island creating ample worktop and storage space. The spacious principal bedroom suite has a dual window formation to ensure maximum light and benefits from a stylish en-suite shower room and built-in wardrobes. The second bedroom is a good sized double, also boasts fitted wardrobes, while a modern bathroom with shower over bath and vanity sink unit completes the accommodation. Further benefits include double and triple glazing, gas central heating, security entry and fantastic storage options throughout, lift access and externally, well kept factored grounds and residents private permit parking.

- Light filled living/dining/fitted kitchen
- Principal bedroom suite with shower room and fitted wardrobes
- Second double bedroom with fitted wardrobes
- Contemporary bathroom with shower over bath
- Gas central heating and double glazing, triple glazing to the rear
- Lift access
- Landscaped communal grounds
- Residents' permit parking, with two permits
- Excellent amenities only a stone's throw away
- Trains, buses, trams and road links close at hand

Energy Rating C. Council Tax band E.

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



Included in the sale will be all integrated kitchen appliances. – dishwasher, cooker, ovens, washing machine and dryer and fridge freezer. Other items are available by separate negotiation.

Factor fee of £143 per month approx.

Dalry is a popular area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/M9 motorway network. Further recreational facilities are available at the Fountainpark Leisure Centre including a cinema complex, bars, bistros, restaurants and the Nuffield Health Fitness & Wellbeing Gym.

