



Gf1, 218 Dalry Road, Dalry, Edinburgh, , EH11 2ES

Tastefully Presented and Spacious, Two-Bedroom, Ground-Floor Duplex Flat

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Property Description

Tastefully presented and spacious, two-bedroom, ground-floor duplex flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Dalry area, just west of Edinburgh city centre.

Comprises upper and lower halls, a living room, kitchen, two double bedrooms, and a family bathroom.

Ideally placed for the business and University districts with excellent city transport links, and the open space of Murieston Park nearby. Highlights include a modern kitchen, a stylish contemporary bathroom, electric heating, and double glazing.

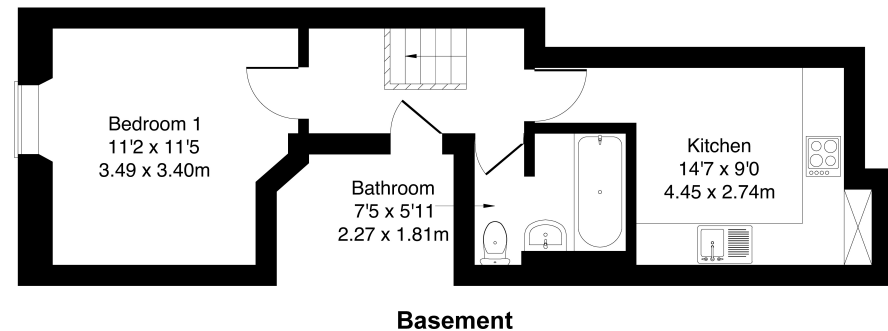
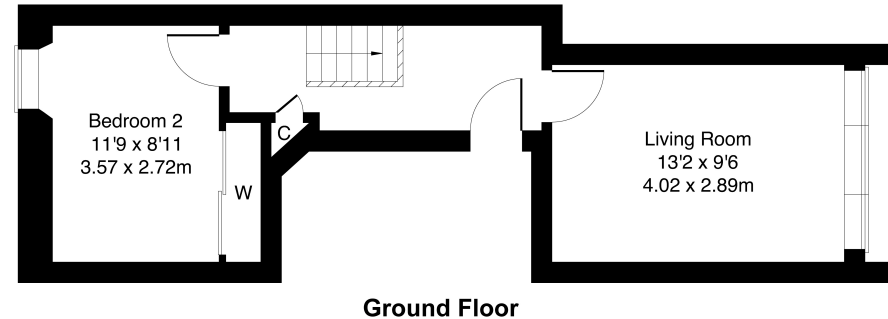
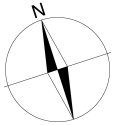
Additionally, there is a secure entry system, tall ceilings on the ground floor, a skylight in the kitchen, and a well-maintained shared garden.

A carpeted entrance hall welcomes you into the property, providing access to the living room and a double bedroom, alongside a useful built-in storage cupboard. The bright, easterly-facing lounge benefits from tall windows, ornate cornice work and carpeted flooring, creating an inviting living space filled with natural light. Positioned quietly to the rear, the double bedroom features a built-in mirrored wardrobe and carpeted flooring. Carpeted stairs lead to the lower level, where a further hallway offers useful understairs storage and access to the kitchen, an additional double bedroom and the bathroom. Situated to the front, the good-sized kitchen is fitted with modern units and worktops, a sink with drainer, and an integrated electric oven and hob.

A skylight enhances the natural light, while modern, easy-maintenance flooring completes the space. The further double bedroom enjoys a peaceful outlook over the shared rear garden and features carpeted flooring and a central pendant light fitting. The internally positioned bathroom is fitted with a modern three-piece suite, including a shower over the bath, complemented by tiled flooring and splashback walling.



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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Dalry is a high-amenity area within walking distance of Haymarket Station, Edinburgh's West End, and the city centre. The area offers excellent local shopping with specialist shops and supermarkets nearby, including Co-operative and Lidl. Additional supermarkets such as Sainsbury's and Aldi are located in nearby Gorgie. Dalry and the West End feature a wide variety of cafes, bars, and restaurants. Leisure facilities include the

Park complex, which houses a multi-screen cinema and fitness centre, as well as the Dalry Swim Centre. The area is convenient for Napier University, Heriot-Watt University, and Edinburgh College. Frequent bus services run through Dalry, and the tram network from Haymarket provides direct connections to Edinburgh Airport, the city centre, and Newhaven.





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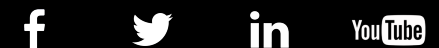
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