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Offers Over

£260,000

3/6 Easter Dalry Wynd

Dalry | Edinburgh | EH11 2TB

A beautifully presented bright and spacious 2-bedroom 2nd floor flat, a short walk from the city centre and Haymarket station. Freshly decorated, in the popular area of Dalry, the property offers generous storage, excellent natural light throughout and is part of a well-kept modern development with secure entry and residents' parking.

 2 Bedrooms

 1 Reception room

 1 Bathroom

 Residents' parking

 EPC Rating – C

 Council Tax Band – D



Description

The accommodation briefly comprises: a welcoming central hallway featuring two large storage cupboards. The spacious bay windowed living room with dining area enjoys a large, south-facing window to the front. The good sized kitchen is to the rear and well-equipped with a good range of wall and base units, along with an integrated oven, hob & extractor hood, with the fridge freezer & washing machine also included. The wall-mounted boiler has a full service history and is still under warranty. There are two large double bedrooms, each with built-in wardrobes. The luxurious bathroom was recently refitted in and comprises a modern white suite with over-bath shower, wall-mounted LED/bluetooth cabinet and heated towel rail. The property further benefits from gas central heating, full double glazing, and an excellent location close to an array of local amenities and transport links. This is an ideal home for first-time buyers, professionals or investors seeking a well-maintained and easily managed property in move-in condition.



Extras

The integrated kitchen and bathroom appliances are included in the sale along with the washing machine, fridge freezer, all fitted carpets, floor coverings and light fittings.

Parking and Factor

Residents enjoy access to unallocated residents parking. The building and communal areas are factored by Trinity Factors at an approximate cost of £80 per calendar month.

Viewing

By appointment through Neilsons on 0131 625 2222.





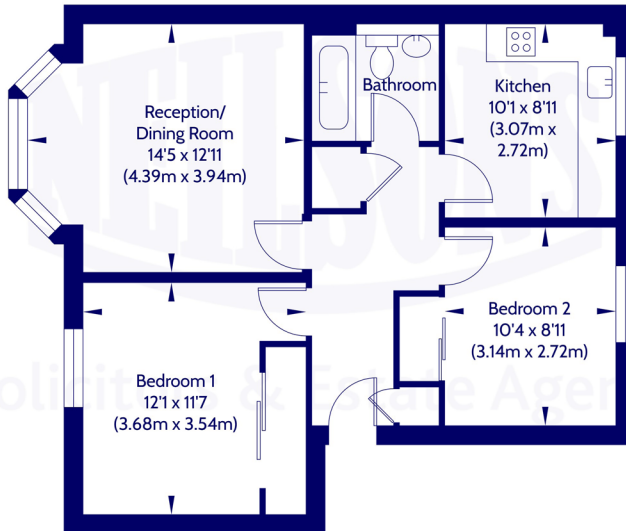
Location

Dalry is a vibrant and well-connected neighbourhood just west of Edinburgh's city centre, close to the West End and Haymarket. The area offers excellent local amenities, with Coop and Lidl supermarkets a short walk away, while Sainsbury's and Aldi are a short drive away. There is a thriving restaurant scene along Dalry Road, along with a Post Office, pharmacy and variety of independent cafes / shops. Leisure and entertainment facilities include Fountain Park (Cineworld, Nuffield Health & Gym, TenPin bowling, Adventure Golf), Dalry Leisure Centre (gym & pool) and several popular bars. Murrayfield and Tynecastle stadiums are within walking distance, while the Union Canal promenade and Harrison Park offer pleasant walks for nature lovers. Superb transport links by bus, tram and rail provide swift access to Edinburgh Airport, across the city and beyond, with Haymarket Station a short walk away. Direct bus routes serve Heriot-Watt and Queen Margaret Universities, with easy access to Napier's Sighthill Campus and connecting services to the University of Edinburgh and King's Buildings.



Approx. Gross Internal Floor Area 60.77 Sq M / 654 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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