



5/6 Northcote Street,
Dalry, Edinburgh, EH11 2HL

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Secure shared entry.
- Welcoming reception hall with excellent storage.
- Attractive, generously sized living/dining room with French doors opening onto a Juliet balcony.
- Fitted kitchen with appliances.
- Principal bedroom with built-in wardrobes and an en-suite shower room.
- Second generously sized double bedroom with built-in mirrored wardrobes.
- Third bedroom, ideal for use as a home office or study.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Well-maintained communal grounds.
- Residents' permit parking.
- Additional permit and metered parking is available on the surrounding streets.



GENERAL DESCRIPTION

A spacious second-floor flat forming part of an established development in the vibrant Dalry district, within easy walking distance of an excellent range of local amenities and Edinburgh city centre. Appealing to a wide range of buyers, the property offers generously proportioned accommodation.

FACTORING NOTE:

The development is managed by Lowther Factors, with an approximate factoring charge of £200 per quarter. This covers the maintenance of the communal areas and the block's buildings insurance.

COUNCIL TAX BAND
TRAIN STATIONS
AIRPORT
BUSES

E.
APPROXIMATELY 500 METRES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 6.7 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

LOCATION

Dalry is a highly sought-after area within easy walking distance of Edinburgh city centre, with Haymarket Station close at hand. The area is well served by frequent bus services across the city and a nearby tram stop providing direct connections to the Gyle, Edinburgh Park and Edinburgh Airport. An excellent selection of supermarkets, independent shops, cafés, bars and restaurants is available locally, while the boutiques of the West End and the high-street retailers of Princes Street are also within convenient reach. Princes Street Gardens, the Water of Leith walkway and local cycle routes offer easily accessible outdoor space. Fountain Park, with its health club, gym, swimming pool, multi-screen cinema and restaurants, is also nearby.

EXTRAS:

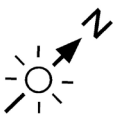
THE SALE INCLUDES ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND CURTAIN POLES, TOGETHER WITH THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND DISHWASHER. NO WARRANTIES OR GUARANTEES WILL BE PROVIDED FOR ANY WHITE GOODS.



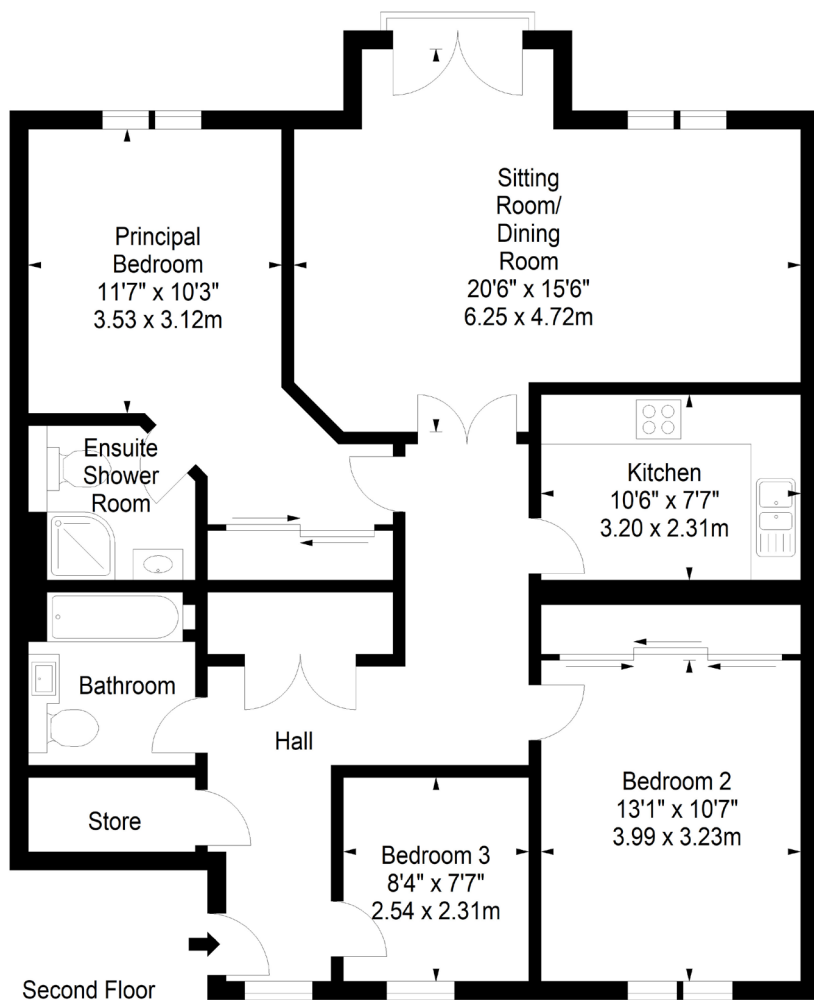
Northcote Street,
Edinburgh,
Midlothian, EH11 2HL



Approx. Gross Internal Area
1061 Sq Ft - 98.57 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING B



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.