Fraser & Brooks Co W.S.

Solicitors, Notaries Public
and
Estate Agents

44/10 ORWELL TERRACE, EDINBURGH, EH11 2DT

Presented in move-condition, this modern one-bedroom apartment in a popular Dalry residential development will appeal to a wide variety of buyers.

Situated on the third floor, the front door welcomes you into an inviting hallway adorned with wood-inspired flooring, a neutral décor, and built-in storage. From here you move into a generously proportioned sitting room which allows for dining. Flooded with natural light, it boasts a similar decor to the hallway, making it ideal for entertaining and relaxing. A well-appointed kitchen showcases shaker style cabinetry alongside quartz-effect worktops, a tiled splashback, and an integrated hob, oven, and extractor hood. The bright and spacious double bedroom features built-in mirrored wardrobes whilst a sleek bathroom boasts a hidden cistern WC, washbasin built into vanity, a chrome towel radiator, and bath with wall-mounted shower. Externally there is residents' parking.

VIEWING: Telephone Solicitors on 0131 225 6229

Key features

- One-bedroom new-build apartment
- Sitting and dining room
- Modern kitchen
- One double bedroom
- Well-appointed bathroom
- Double glazing
- Electric heating
- Residents' parking

Area

West of Edinburgh's City Centre Dalry is a vibrant and popular residential location. Not only is it close to the city centre, Financial District and West End, but the locale boasts a variety of restaurants, cafès, and bars. Residents also enjoy access to independent retailers, convenience stores, takeaways, and more. Fountain Park a 10-minute walk away has a cinema, gym, bowling alley and a range of casual dining options. Dalry Swim Centre is less than a five-minute walk. There are several supermarkets nearby including Lidl, Sainsbury's, and Aldi. Schooling includes Dalry Primary School and Tynecastle High School. Edinburgh's private school options are within easy reach. Haymarket Railway Station is a short walk and regular bus and tram links take you further into the city as well as onto Edinburgh Airport. The City Bypass is in close proximity connecting you to Scotland's motorway networks.

EPC Rating: D

Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.

Orwell Terrace,
Edinburgh,
Midlothian, EH11 2DT

SquareFoot

Approx. Gross Internal Area
526 Sq Ft - 48.87 Sq M
For identification only. Not to scale.
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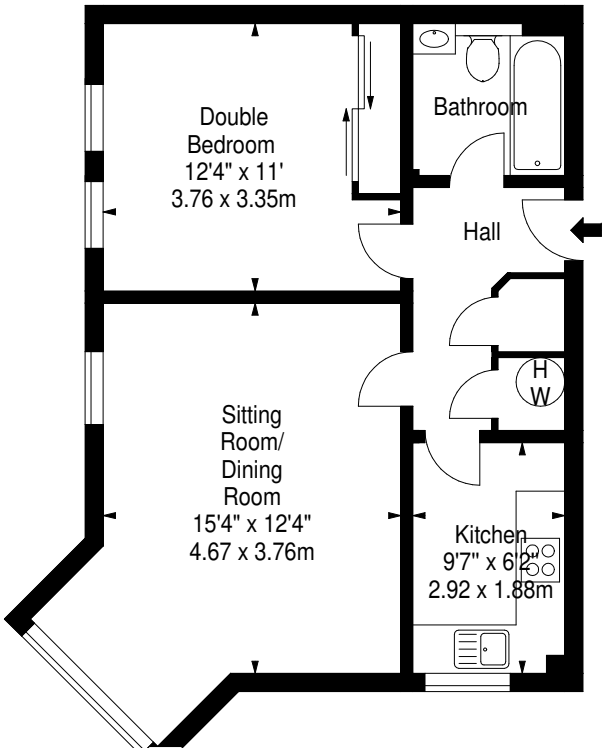

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