



20/8 ORWELL PLACE

Dalry, Edinburgh, EH11 2AD



1

Public Room



1

Bedrooms



1

Bathroom



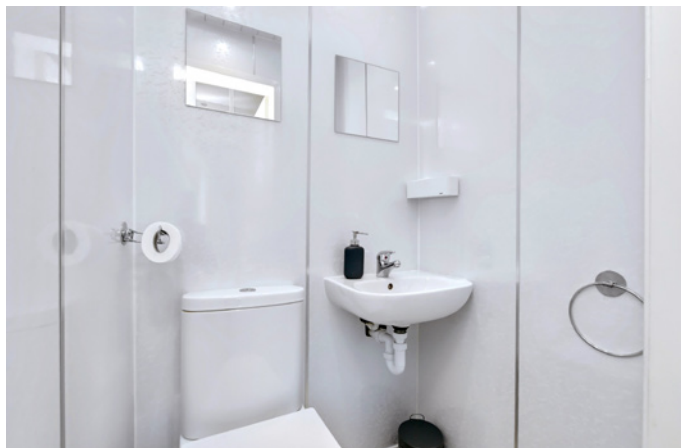
20/8 ORWELL PLACE

This traditional second-floor city flat is a beautifully presented one-bedroom residence that enjoys light and airy accommodation, which is enhanced by neutral décor finished to exacting standards. The elegant home offers open-plan living, coming complete with an on-trend kitchen (fitted with a breakfast bar) and a one-piece shower room with a separate WC. It also has built-in storage, quality fixtures and fittings, and a sunny, southwest-facing aspect. In addition, there is a communal garden for summer enjoyment.

Situated in popular Dalry, this home boasts a sought-after location in the capital which is highly convenient. There is a wide range of amenities within easy strolling distance, including an excellent choice of restaurants and bars, and convenience stores. There are regular bus links nearby too, ensuring easy travel around Edinburgh. Furthermore, the fashionable West End (including Haymarket train station) is just a short 7-minute walk away, providing additional amenities within easy reach. Given its prime location and attractive interiors, this property will certainly appeal to city professionals, as well as couples and first-time buyers.







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RATING

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VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- A bright and airy second-floor flat
- Part of a traditional tenement building
- Situated in sought-after Dalry
- On-trend neutral decoration
- Welcoming entrance hall
- Open-plan living room/breakfasting kitchen
- Fashionable galley-style kitchen
- One double bedroom with built-in wardrobe
- Modern 1pc shower room and separate 2pc WC
- Well-maintained communal garden
- Controlled permit parking (Zone S4)







Extras: integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

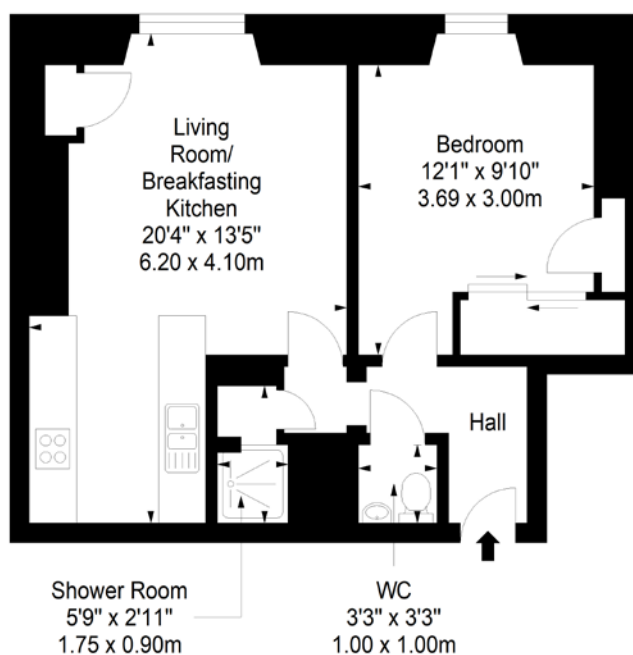


DALRY, EDINBURGH

Situated next to Haymarket Station and within walking distance of the city centre and Fountain Park, the popular residential area of Dalry attracts professionals, students, and young families to this western part of Edinburgh. The area boasts a bustling main street lined with socialising hotspots, eateries, coffee houses, shops, supermarkets and service outlets. Dalry offers a wealth of leisure and recreational activities including one of Edinburgh's Victorian swimming baths (now Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which boasts a Cineworld cinema, a Nuffield Health gym, adventure golf, a trampoline park, a laser tag arena, a bowling alley, and a selection of bars and restaurants. The area also benefits from good state schooling at primary and secondary level, in addition to being ideally placed for some of the capital's best independent schooling options. Just 30 minutes' walk from Princes Street, Dalry also enjoys fantastic public transport links with regular bus routes all across the city. Nearby Haymarket Station provides excellent rail links throughout Scotland and beyond, and is also served by the tram service.

Second Floor

Approx. 40.9 sq. metres (440.3 sq. feet)



Total area: approx. 40.9 sq. metres (440.3 sq. feet)



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