



28/8 EASTER DALRY WYND

Dalry, Edinburgh, EH11 2TJ



1

Public Room



1

Bedrooms



1

Bathroom



28/8 EASTER DALRY WYND

Welcome to a beautiful one-bedroom third-floor city apartment which offers bright and spacious rooms that are attractively presented in modern tones. The home further benefits from a southwest-facing aspect, ensuring a flood of daily light to add to the airy ambience of the interiors. It also features a quality kitchen and a three-piece bathroom. Plus, it has excellent storage to help keep the home neat and tidy. Private residents' parking adds further convenience.

The property forms part of a highly desirable development with a much sought-after setting in Dalry. Just a brief stroll from Edinburgh's fashionable West End, it is within easy reach of a wide variety of popular restaurants, bars, and cafes, as well as fantastic amenities. Haymarket train station and the tramline to the airport are also within easy walking distance, and the heart of the city centre can be easily reached on foot as well. It is a superb location that will certainly have huge appeal amongst buyers, particularly amongst professionals, couples, and first-time purchasers.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Third-floor apartment with modern interiors
- Part of a sought-after development
- Convenient location in popular Dalry
- Welcoming hall with a generous store
- Living/dining room with a Juliet balcony
- Well-appointed, galley-style kitchen
- Double bedroom with built-in wardrobe
- Quality bathroom with overhead shower
- Well-maintained communal grounds
- Private residents' parking





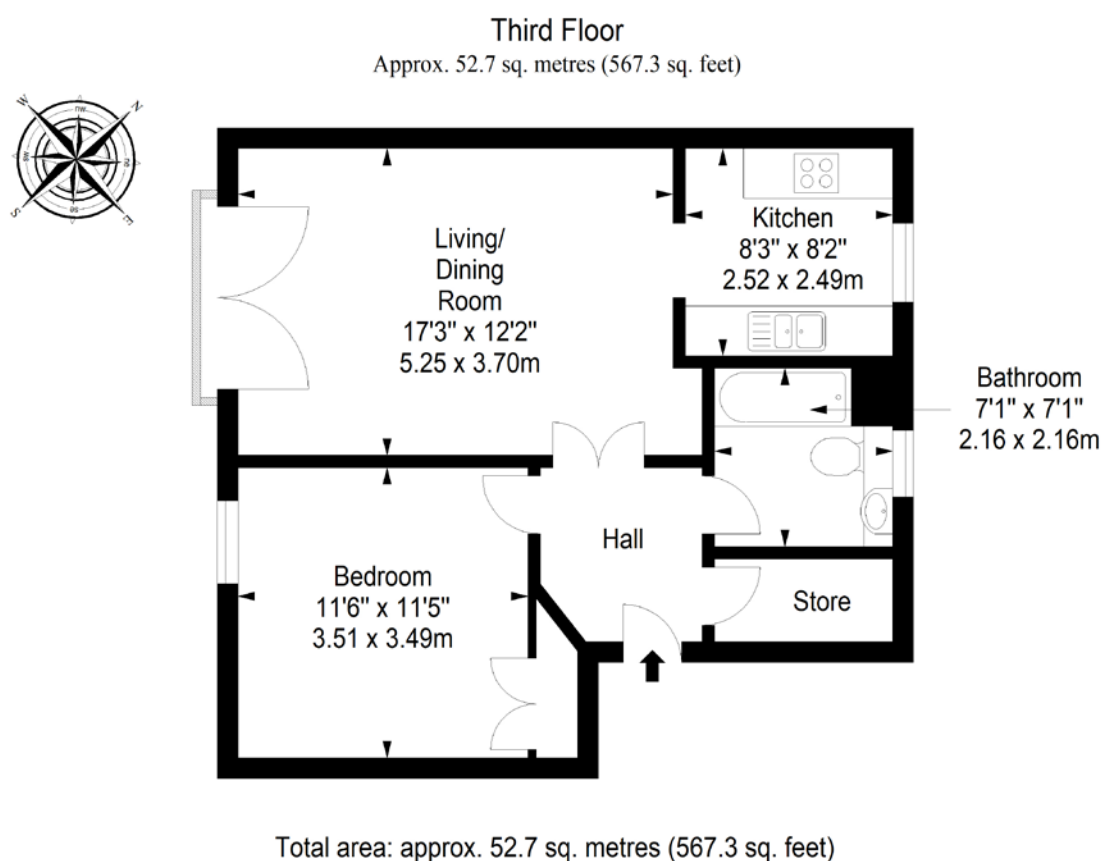
Extras: an integrated oven, ceramic hob, and dishwasher, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: There is a factoring agreement in place with Hacking & Patterson and the monthly charge is around £110.



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 15 minutes' walk to 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.



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