



9/8 Downfield Place  
Dalry, EH11 2EH

**Deans**   
Solicitors & Estate Agents LLP





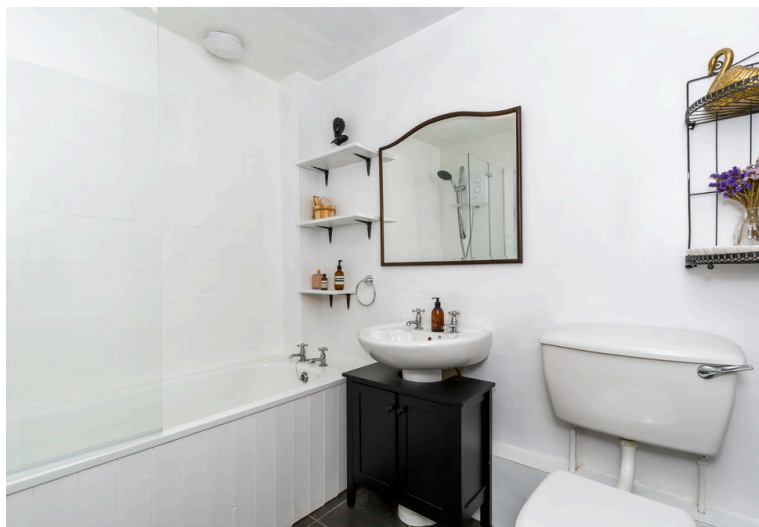
## THIRD FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Shared Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D





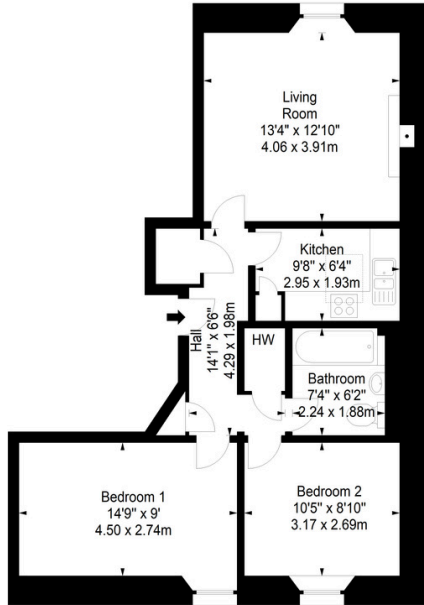
Forming part of a traditional tenement, this well-proportioned third floor flat retains attractive period features and is situated in the popular residential area of Dalry in the heart of Edinburgh, within walking distance to Princes Street and Haymarket Train Station. The property is close to wide range of local amenities including shops, bars and restaurants and there are excellent transport links via bus, train and tram. There are lovely outdoor areas nearby at Harrison Park and Dalry Community Park. The accommodation comprises; a welcoming hallway, spacious living room with attractive fireplace with wood burner and polished original floors, well-appointed, separate kitchen with skylight flooding the room with natural light, two good-sized double bedrooms and stylish bathroom with shower over bath. Externally, there is a communal garden to the rear and on-street permit parking in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer and washing machine. All included appliances are sold as seen with no warranty provided.



Downfield Place,  
Edinburgh,  
Midlothian, EH11 2EH



Approx. Gross Internal Area  
636 Sq Ft - 59.08 Sq M  
For identification only. Not to scale.  
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Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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