



## 6/1 Orwell Terrace Dalry, Edinburgh EH11 2BQ



### Property Summary

This traditional first-floor flat is a beautiful residence that is finished to high standards, enjoying elegant neutral décor and charming period details. Currently setup as a one-bedroom home, it offers the versatility to be used as a two-bedroom property, if preferred, by using the dining kitchen as an open-plan reception space and the living area as the second bedroom.

The home further boasts a quality kitchen and bathroom and excellent storage. In addition, it is located in sought-after Dalry, within easy walking distance of the fashionable West End.



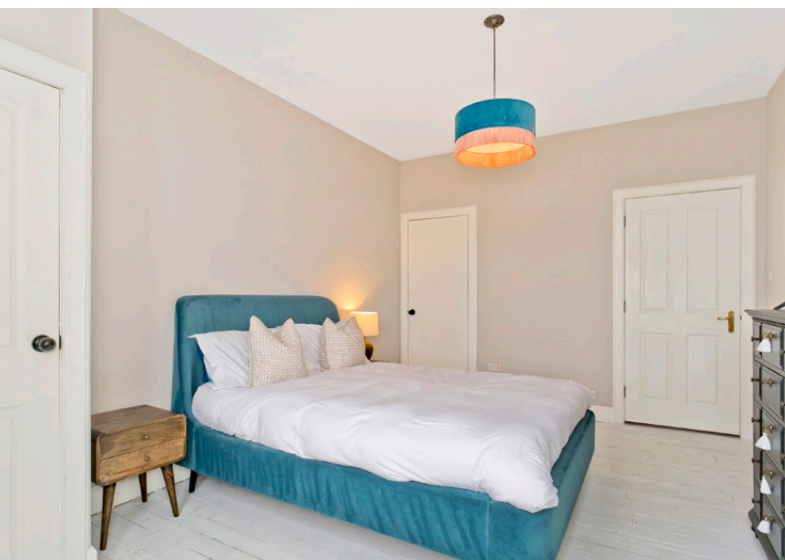
Please contact us for more information:

0131 555 7055 | [property@watermans.co.uk](mailto:property@watermans.co.uk) | [www.watermans.co.uk](http://www.watermans.co.uk)

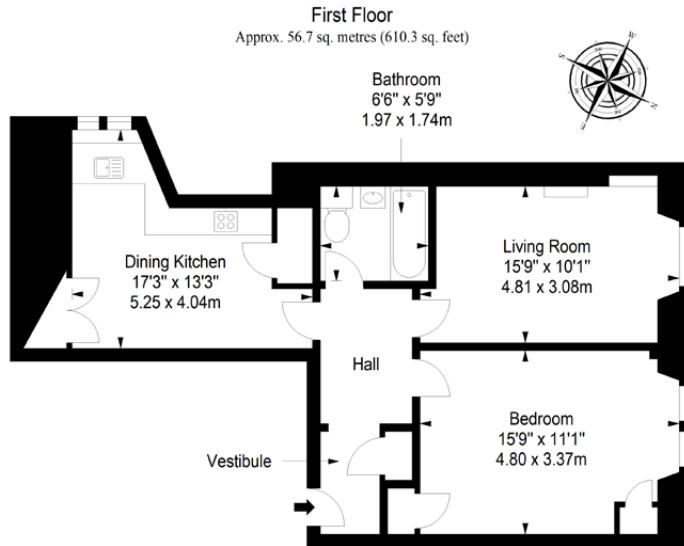


## Features

- First-floor flat with modern interiors
- Part of a traditional tenement building
- Sought-after location in popular Dalry
- Attractive interior design throughout
- Entrance vestibule with storage
- Central hall to all accommodation
- Living room with a feature fireplace
- Modern dining kitchen with extra storage
- Double bedroom with built-in storage
- Contemporary three-piece bathroom
- Large communal garden and drying green
- Controlled permit parking (Zone S4)
- Gas central heating system
- Traditional sash and case windows with working shutters in the living room and bedroom



## Floorplan



Total area: approx. 56.7 sq. metres (610.3 sq. feet)

EPC Rating - C | Council tax band - C | Home report Value - £210,000

Extras: all fitted floor coverings and integrated kitchen appliances to be included in the sale.

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 483 8325  
[property@watermans.co.uk](mailto:property@watermans.co.uk)