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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 onebedroom 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.









Features

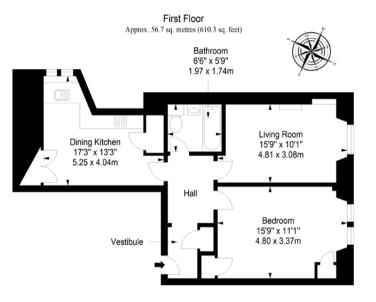
- First-floor flat with modern interiors
- Part of a traditional tenement building
- Sought-after location in popular Dalry
- Attractive interior design throughout
- Entrance vestibule with storage

- 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

Edinburgh

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