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Property Summary

This one-bedroom third-floor city flat forms part of a traditional tenement building with a sought-after location in Dalry. The home is beautifully presented throughout and it comes complete with a quality kitchen and bathroom. Ideal for professionals, couples, and first-time buyers, the property is just a short walk from Haymarket station and Edinburgh's fashionable West End, where fantastic amenities lay in wait.

Reached via a secure shared entrance and stairwell, the flat's front door opens into a hall that offers a lovely invitation. It also provides built-in storage before flowing through to the living room. Here, a striking accent wall stands out above tongue-and-groove panelling and a subtle backdrop. It is an elegant look, heightened by the warm glow of the varnished wooden floorboards. A sash window floods the room in light, whilst also framing elevated views.

Features

- A beautiful third-floor city flat
- Part of a traditional tenement building
- Desirable location in sought-after Dalry
- Attractive interior design throughout
- Welcoming entrance hall with storage
- Bright living room with elevated views
- Shaker-inspired dining kitchen
- One double bedroom
- Stylish bathroom with overhead rainfall shower
- Well-kept communal garden
- Controlled permit parking (Zone S4)
- Gas central heating and sash windows





A Shaker-inspired dining kitchen

In the dining kitchen, Shaker-inspired cabinets are paired with wood-toned worktops and on-trend splashback tiles. It is a sophisticated combination that is pleasing to the eye and practical. Furthermore, there is plenty of room for a table and chairs or even a workstation, if preferred. An oven, ceramic hob, extractor hood, and dishwasher are integrated, with a freestanding fridge/freezer and a washing machine included as well.



“Bright living room with
elevated views & a Shaker-
inspired dining kitchen”







Attractive interior design throughout

Meanwhile, the double bedroom enjoys a bright and airy ambience, enhanced by the neutral decoration and wood-style floor. It is well proportioned and can accommodate a choice of bedside furnishings. Completing the home is a stylish bathroom, finished in an attractive combination of light décor and chic tiling. It is comprised of a hidden-cistern toilet, a storage-set WC, a towel radiator, and a bath with a handheld and overhead rainfall shower.

The property has gas central heating and traditional sash and case windows.





Well-kept communal garden

Outside, there is a well-kept communal garden that is fully enclosed and laid with a neat lawn and patio – perfect for relaxing in the sun. Conveniently, controlled permit parking (Zone S4) is also in effect, ensuring residents have space to park.



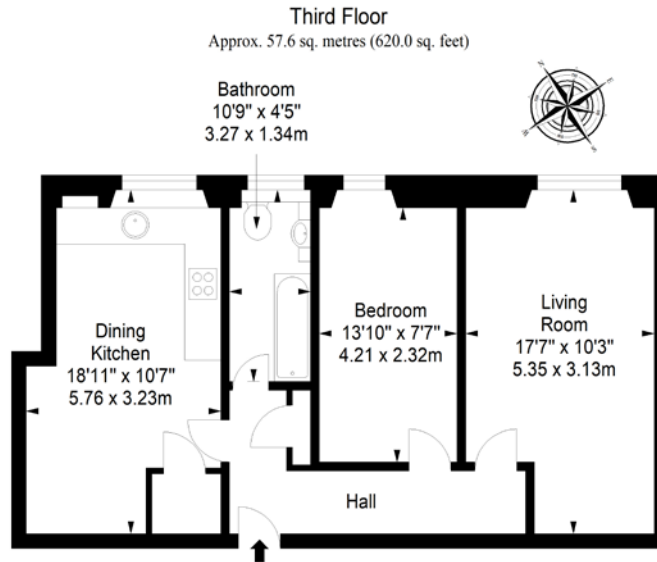


Dalry, Edinburgh

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.



Floorplan



Total area: approx. 57.6 sq. metres (620.0 sq. feet)

EPC Rating - C | Council tax band - B | Home report Value - £220,000

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, and a washing machine to be included in the sale.



Price & Viewings

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