










Offers Over
£300,000

4/8 Dalry Gait

Dalry | Edinburgh | EH11 2AU

An excellent opportunity has arisen to purchase this particularly spacious two bedroom third/top floor apartment forming part of small private modern development with residents parking, conveniently located for access to Haymarket Station and Edinburgh's financial sector. The property would undoubtedly appeal to first time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Grounds
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation in brief comprises; secure entry system, welcoming entrance hallway with useful storage facilities, light and airy reception/dining room which opens to the fully fitted kitchen with ample wall and base mounted units, spacious principal bedroom with nice open views of the castle, fitted wardrobes and en-suite shower, good sized second bedroom with fitted wardrobes and access to balcony, and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, dishwasher and fridge/freezer.

Communal Grounds & Parking

The development is set within communal landscaped grounds and residents permit parking is available to the front of the property. The development is managed by Ross & Liddell for a monthly fee of approx. £120. This includes maintenance of communal grounds and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





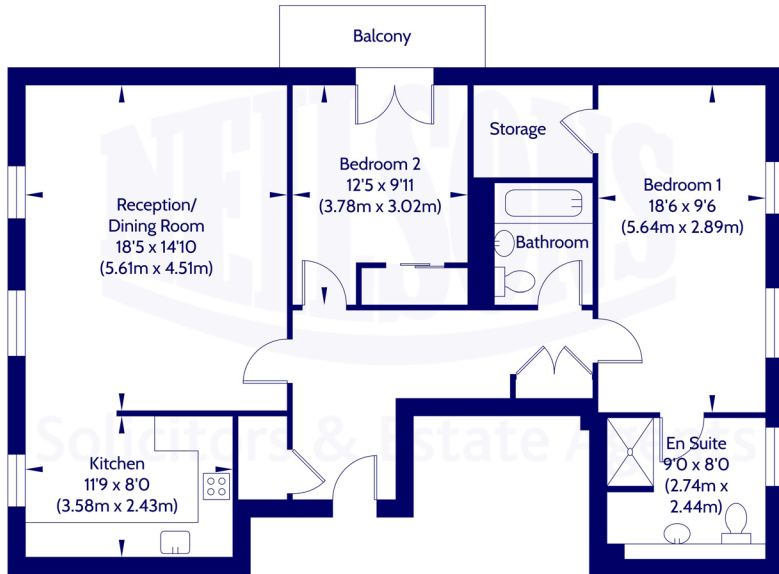
Location

This property is in the popular residential area of Dalry which is situated to the west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes and George Street and Haymarket train station is close at hand. The area is well served by a frequent bus service to the City Centre and surrounding areas and the City Bypass is also within proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, supermarkets, cafes, bars and restaurants can be found in the immediate vicinity. There are a good range of leisure facilities in the surrounding area including Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, Murrayfield Stadium, Edinburgh Zoo and a large Pure Gym.





Approx. Gross Internal Floor Area 91.11 Sq M / 981 Sq Ft.



Third Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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