



Solicitors & Estate Agents



Offers Over

**£240,000**

## 32/4 Orwell Terrace

Dalry | Edinburgh | EH11 2DT

This bright and spacious top floor flat is quietly located within an established development in the Dalry district close to a host of excellent local amenities and transport links on your doorstep. The property would undoubtedly appeal to the professionals looking for good sized accommodation in a fantastic location.

 2 bedrooms

 1 public room

 1 Bathroom

 Residents parking

 EPC rating - C

 Council tax band - D



## Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with two built-in storage cupboards, generously proportioned and bright lounge/dining, stylish fitted kitchen, light and airy principal bedroom with fitted mirrored wardrobes, second well proportioned bedroom and modern bathroom with white three-piece suite and shower over bath. Further benefits include double glazing and electric heating.



## Extras

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

## Gardens & Parking

The property is set within well maintained communal garden grounds and two permit parking spaces are available. A factoring fee is payable to Charles White for the upkeep of the communal areas and is approximately £66 per month.

## Viewing

By appointment through Neilsons (0131 625 2222).







## Location

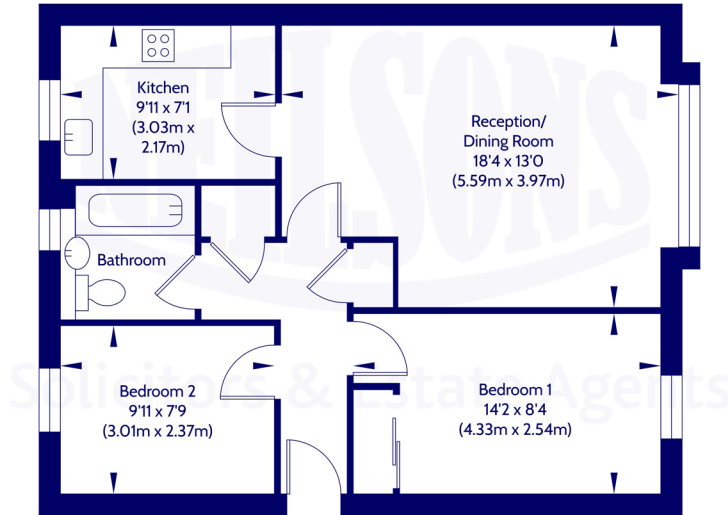
This property is located in the popular residential area of Dalry which is situated approximately two miles west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes and George Street and Haymarket train station is close at hand. The area is well served by a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also within close proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, cafes, bars and restaurants can be found in the immediate vicinity as well as a Co-op, Lidl and a large Sainsburys supermarket in neighboring Gorgie. 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 56.26 Sq M / 606 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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