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Offers Over

**£215,000**

## 24/10 Orwell Place

Dalry | Edinburgh | EH11 2AF

A fantastic opportunity has arisen to purchase this attractive second floor flat, forming part of a traditional tenement, pleasantly situated within the high amenity area of Dalry and within easy reach of Haymarket train station. The property would undoubtedly appeal to first time buyers, professionals and investors.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band – C



## Description

In brief the accommodation comprises; secure entry system, welcoming hallway, light and airy reception room, open plan fitted kitchen with breakfast bar and appliances, spacious twin windowed principal bedroom with beautiful cornicing and Edinburgh press, good sized second double bedrooms and shower room with separate WC. Further benefits include gas central heating and double glazing.



## Extras

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

## Gardens & Parking

There is a spacious communal garden and drying green area, as well as permit/meter parking to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.





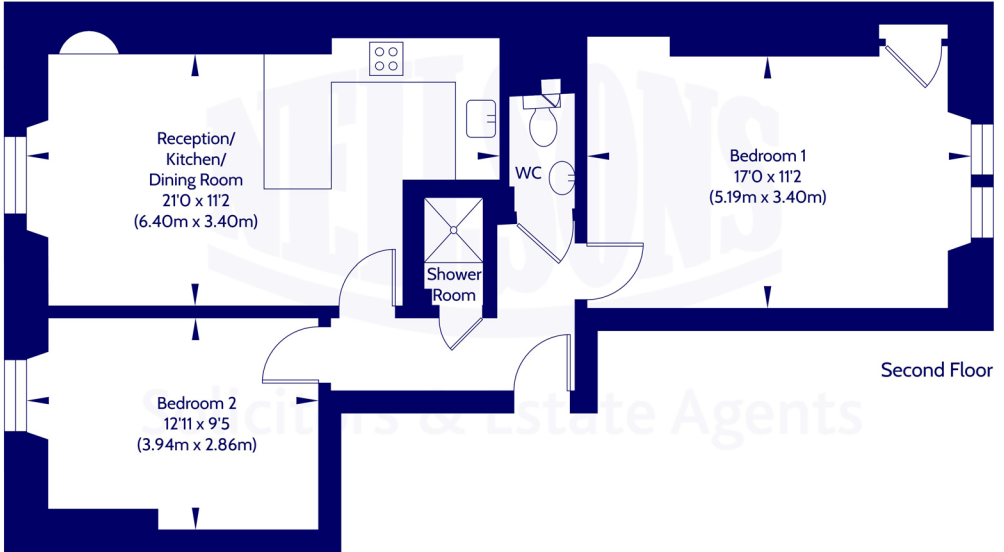


## Location

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 within a five minute walk. 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, Fountainpark Leisure Centre, Murrayfield Stadium, Edinburgh Zoo and a large Pure Gym.



Approx. Gross Internal Floor Area 58.22 Sq M / 627 Sq Ft.



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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