



Solicitors & Estate Agents



Fixed Price

£275,000

16/4 Easter Dalry Road

Dalry | Edinburgh | EH11 2TS

This spacious ground floor flat is tucked away in a quiet cul-de-sac within the popular district of Dalry, offering excellent access to Haymarket Train Station and the vibrant West End. Ideal for young professionals and first-time buyers, the property benefits from residents' parking, gas central heating, and double glazing throughout.

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



Description

The welcoming hallway provides convenient storage, leading to a bright bay-windowed reception room, which offers ample space for a dining area and features laminate flooring and neutral décor. The kitchen is fitted with a range of wooden wall and base units, tiled splash zones, and integrated appliances including a hob, oven, and fridge freezer.

The principal double bedroom features mirror-fronted built-in wardrobes and a private en-suite shower room, while the second well-proportioned double bedroom also benefits from soft carpeting and built-in wardrobes. A family bathroom completes the accommodation, offering a modern three-piece suite with a shower over the bath.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property is complemented by well-maintained communal gardens and residents' permit parking, adding further appeal to this highly desirable home.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

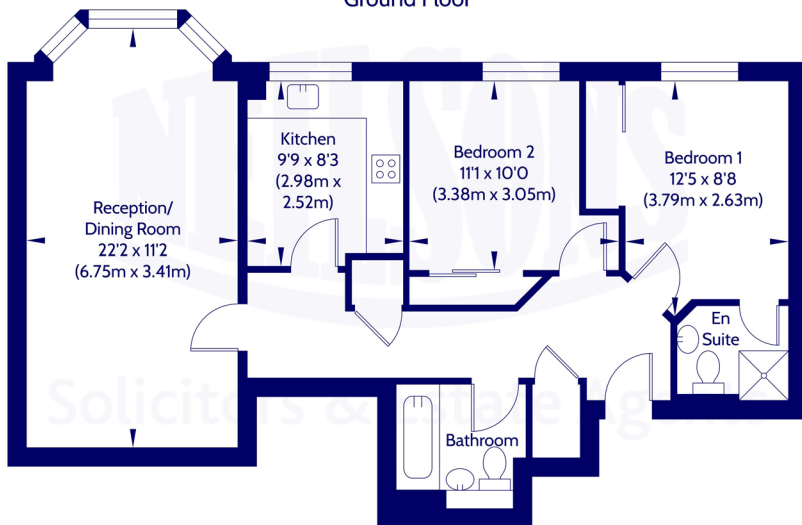
This property is located in the popular residential area of Dalry which is situated approximately two miles west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes and George Street and Haymarket train station is close at hand. The area is well served by a frequent bus 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 71 Sq M / 762 Sq Ft.

Ground 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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