



Location

This ground floor tenement flat is located in Dalry, a popular area just west of the city centre. It attracts professionals, students and young families alike and is ideally placed for easy access to the city centre.

The bustling main street has a vibrant atmosphere, and provides a comprehensive range of local amenities including coffee houses, eateries, and a range of shops including a Lidl and Co-op on Dalry Road are only moments away.

There are a number of leisure opportunities in the area including the Victorian baths at Dalry Swim Centre and Fountain Park Leisure Complex with a multiscreen cinema, bowling, Nuffield fitness centre, trampoline park and numerous restaurants. The Union Canal walkway and cycle path and Harrison Park are close by providing leisure opportunities for cyclists, walkers and rowers. The city centre, with all its attractions, is only a short walk away.

Haymarket Train Station and Tram Link are just a 10 minute walk away, with a bus stop outside the property. The city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





General

Entrance hallway with storage cupboard

Open plan Lounge and Kitchen with built in hob & oven, extractor fan and fridge freezer: these items are believed to be in good working order though their condition is not warranted

Double bedroom with built in wardrobe and additional storage

Shower room with wash basin and WC

Extra features

Double glazing

Gas central heating

Secure entry phone system

Communal garden to the rear

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.

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ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

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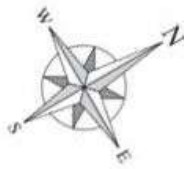
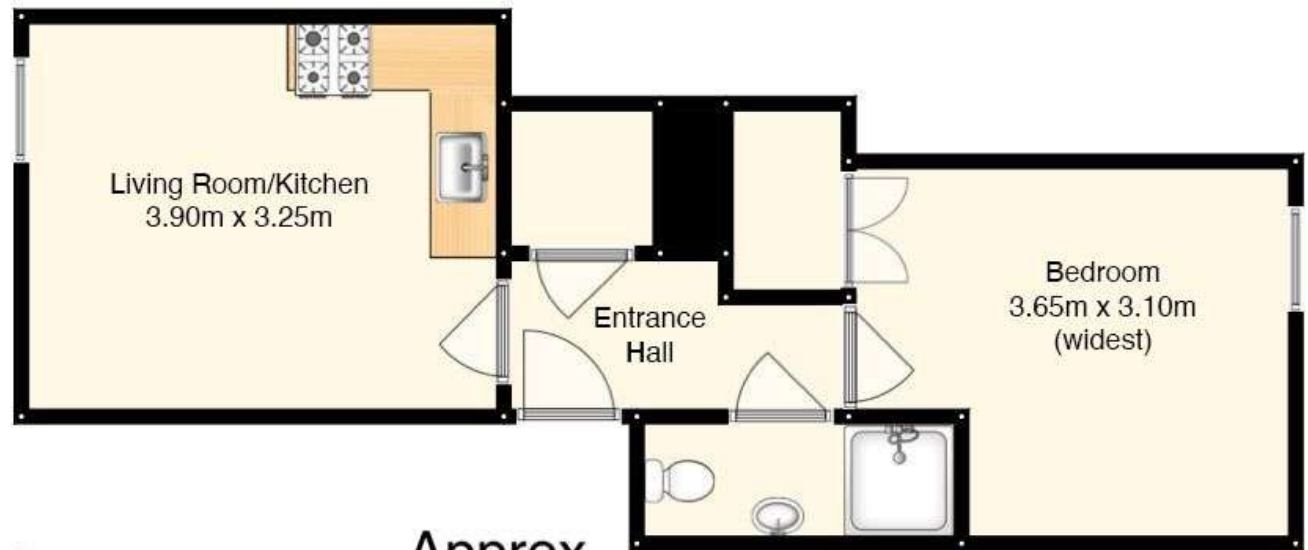
Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
34m²