



Flat 2, The Stillhouse

11/1 Easter Dalry Wynd, Dalry, Edinburgh, EH11 2TB

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Forming part of a B-listed converted whisky distillery in the Dalry area of the city, this first-floor flat offers two bedrooms, an open-plan breakfasting kitchen, living, and dining room, and two bathrooms, all presented with modern fixtures and fittings and neutral décor. The flat has its own private balcony and benefits from access to shared gardens and one parking permit.

A secure shared entrance and stairwell takes you to the flat's front door on the first floor, where you are welcomed inside by an entrance vestibule, leading through to a hallway area with built-in storage. This flows openly through to the open-plan kitchen, living, and dining room, where ample space is provided for arrangements of lounge and dining furniture, and a breakfast bar caters for morning coffee and socialising while cooking. The room is neutrally decorated, fitted with warm wood-styled flooring, and illuminated by south-facing French doors capturing sunny natural light throughout the day and opening onto a private balcony. The kitchen is well-equipped with a wide range of wall and base cabinets, ample workspace, and integrated appliances comprising a double oven, a gas hob, an extractor hood, a fridge, a freezer, and a dishwasher, whilst an undercounter washing machine is also included.

Features

- First-floor flat in Dalry
- Part of a B-listed converted whisky distillery
- Secure shared entrance and stairwell
- Entrance vestibule and hall area with storage
- Open-plan breakfasting kitchen, living, and dining room with private south-facing balcony
- Two double bedrooms with built-in wardrobes
- One en-suite shower room
- Separate bathroom with shower-over-bath
- Well-maintained shared gardens
- Residential parking with one permit and a further permit available for a small fee (£10)
- Gas central heating
- EPC Rating - C





“Open-plan breakfasting kitchen,
living, and dining room with private
south-facing balcony”







The flat's two double bedrooms are well-proportioned and offer plenty of space for furniture, with floorspace maximised by built-in wardrobes, and both are neutrally decorated and carpeted for optimum comfort underfoot. The principal bedroom is supplemented by an en-suite shower room comprising a shower enclosure and a WC-suite. Finally, a bathroom completes the accommodation on offer and features a bath with an overhead shower and a glazed screen, a pedestal basin, a WC, and a chrome towel radiator. Gas central heating ensures year-round comfort and efficiency.

Externally, the development is accompanied by well-maintained shared garden grounds, and one parking permit is provided for the flat (An additional parking permit is available for a small fee of £10).

Extras: All fitted floor coverings, living room rug, window coverings, light fittings, integrated kitchen appliances, washing machine, all furniture, pictures in the hall and living room, all cutlery, crockery, pans, and dishes, and living room TV will be included in the sale. Please note, the extractor hood is not in working order.

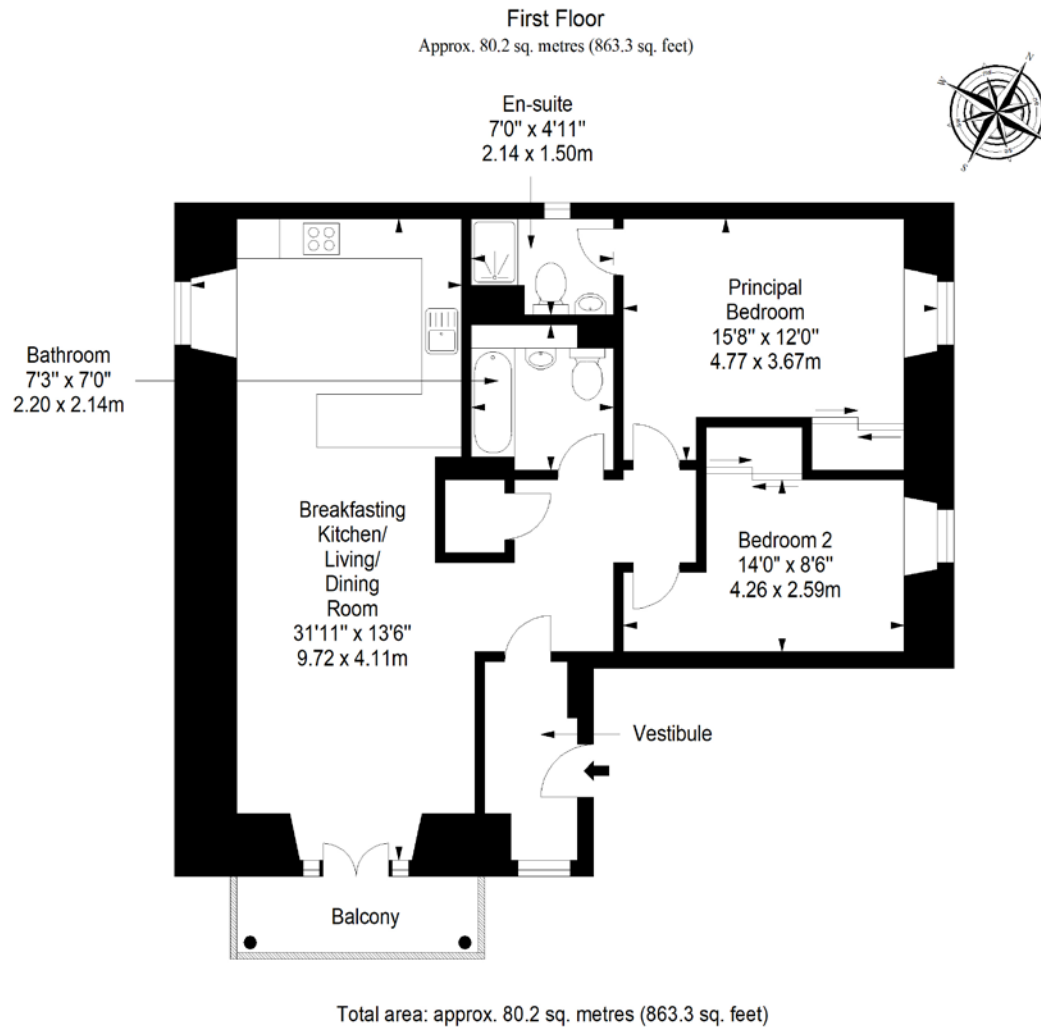
Dalry, Edinburgh

Situated next to Haymarket Station and within walking distance of the city centre and Fountain Park, the popular residential area of Dalry attracts professionals, students, and young families to this western part of Edinburgh. The area boasts a bustling main street lined with socialising hotspots, eateries, coffee houses, shops, supermarkets and service outlets. Dalry offers a wealth of leisure and recreational activities including one of Edinburgh's Victorian swimming baths (now Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which boasts a Cineworld cinema, a Nuffield Health gym, adventure golf, a trampoline park, a laser tag arena, a bowling alley, and a selection of bars and restaurants. The area also benefits from good state schooling at primary and secondary level, in addition to being ideally placed for some of the capital's best independent schooling options. Just 30 minutes' walk from Princes Street, Dalry also enjoys fantastic public transport links with regular bus routes all across the city. Nearby Haymarket Station provides excellent rail links throughout Scotland and beyond, and is also served by the tram service.





Floorplan



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