



Beautifully presented

One bedroom, ground floor flat



A beautifully presented, one-bedroom, traditional tenement flat located in the popular Dalry area of Edinburgh, close to excellent local amenities including restaurants and independent shops. Haymarket Station, the Tram and city centre with its fantastic selection of shops, restaurants and Princes Street Gardens are all easily reached. The flat has been beautifully and imaginatively modernised by the current owner to a very high standard and boasts plywood tiled floors, feature radiators, bespoke joinery and an amazing shower room. It is attractively decorated throughout with stylish light fittings and comprises hall, open plan spacious kitchen/living room with bright open outlook and plenty of space for seating, a walk in utility cupboard houses an automatic washing machine and a press cupboard the boiler. The kitchen is stunning with bespoke units, quality appliances, complementary colour pop green worktops, plywood splashbacks and breakfast bar. There is a large double bedroom, with a window to the front overlooking the private garden. The shower room has been beautifully designed with large shower cubicle and has black and white hexagonal feature tiling artistically extending to the hall.

Key Features

- Communal stair
- Hall
- Open plan kitchen/living room
- Large double bedroom
- Shower room
- Gas central heating
- Double glazing
- Private garden to front
- Communal garden
- Meter/permit parking



Dalry

Dalry is a popular residential area to the West of the City Centre, within walking distance of the West End. There is a wide selection of local amenities including a Lidl supermarket. The area offers excellent leisure and recreational facilities nearby, including the Dalry Swim Centre, the Union Canal walkway and cycle path at Edinburgh Quay, and the Fountain Park Leisure Complex at Fountainbridge with its many bars, restaurants, multi-screen cinema, Nuffield Health Gym and bowling alley. The home of Scottish rugby is a short distance away at Murrayfield Stadium. There are great transport links with Haymarket Railway Station being perfect for commuters, as well as the new Tram Network and regular bus services providing access in and around the City. By car, major road networks are quickly and easily accessible as is access to Edinburgh International Airport. Excellent schooling is well represented, with both the state and private schooling available.



Extras

Light fittings, induction hob, electric oven, dish washer, fridge and automatic washing machine are to be included in the sale. The furnishings if desired to be negotiated

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

£175,000

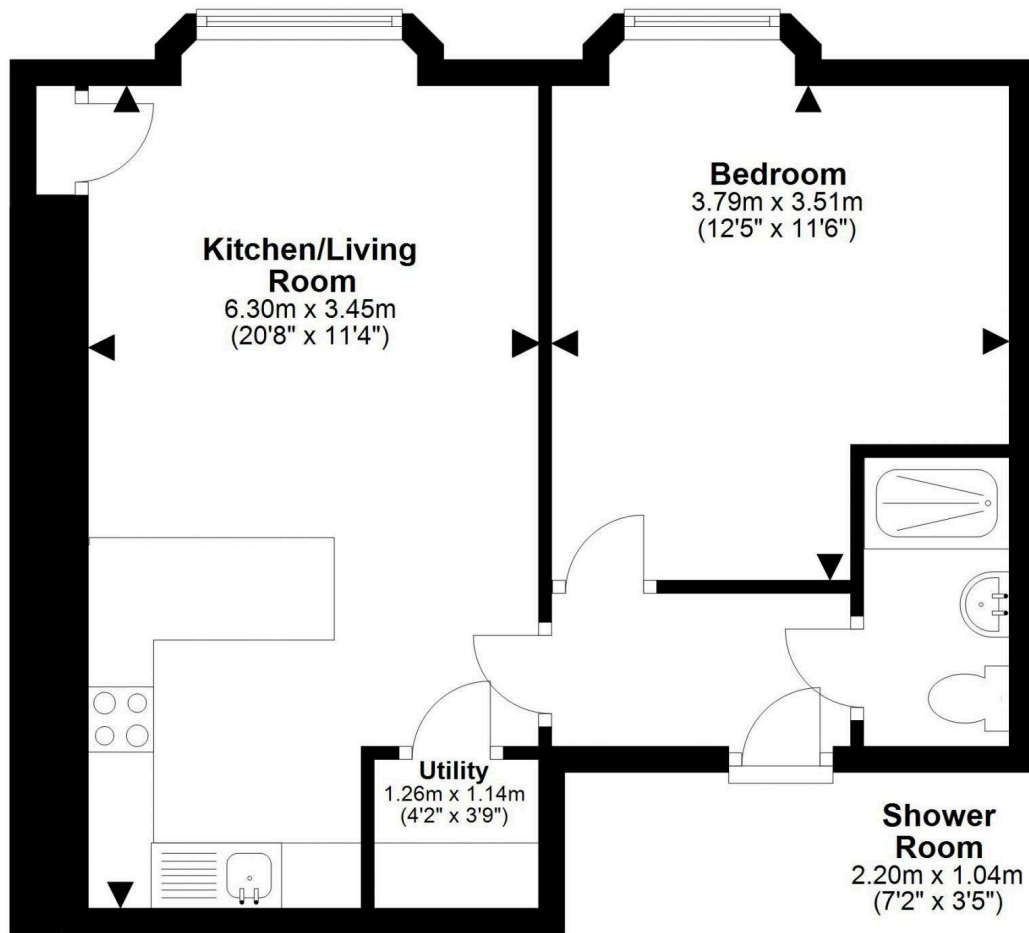
EPC Rating

C

Tenure

Free hold





Total area: approx. 44.4 sq. metres (477.4 sq. feet)

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



Estate Agency & Conveyancing ♦ Wills & Powers of Attorney ♦ Executry Estates
Employment Law ♦ Commercial Leases ♦ Dispute Resolution & Litigation



89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648



ELP Arbuthnott McClanachan is a trading name of ELP-AM Solicitors Limited, registered in Scotland under company number SC471191



Whilst these particulars have been prepared as carefully as possible and are believed to be correct, no guarantee is given as to their accuracy and they shall not form part of any contract. Measurements are taken at the widest points, are for general guidance only and are approximate. The floor plan is for layout guidance only and may not be drawn to scale. Prospective purchasers should check all measurements and shapes before making any decisions reliant upon them. None of the systems or appliances has been tested and no warranty is given by ELP Arbuthnott McClanachan as to their order/condition. Interested parties are advised to have their interest noted through their solicitors as soon as possible in order that they may be advised of any closing date for the receipt of offers. Acceptance of a note of interest does not constitute an undertaking that the party will be given an opportunity to offer. The Seller shall not be bound to accept the highest or any offer. Written offers should be made in the form of the Scottish Standard Clauses.