



24 Easter Dalry Rigg

Dalry, Edinburgh, EH11 2TL

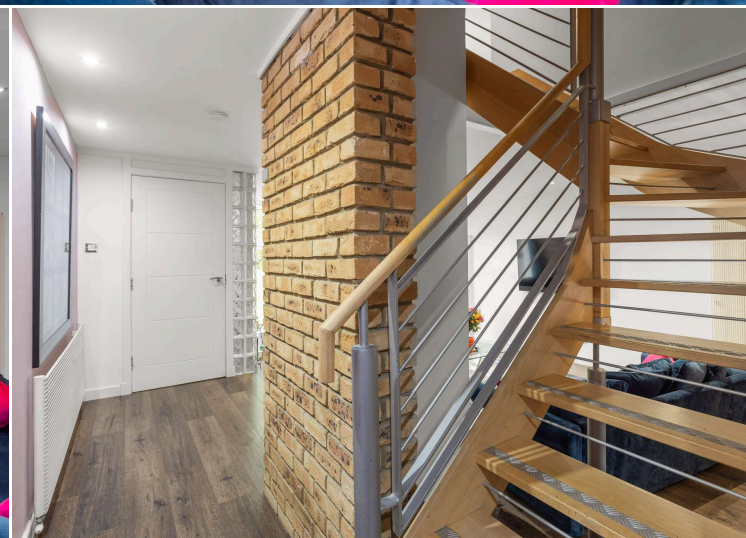


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Lovely end-terrace duplex with main door access, presented in stunning move in condition.

- Spacious sitting room
- Kitchen/dining room
- 3 double bedrooms
- Family bathroom with 4-piece suite
- Downstairs WC
- Factored modern development
- Residents' permit parking
- Bright & well proportioned
- Excellent location with local amenities
- Gas central heating & double glazing



Offers Over: £395,000

EPC Rating: C

Council Tax: F

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Early viewing is highly recommended of this beautifully presented end -terraced duplex in the popular Dalry area.

Accessed from it's own main door at ground floor level, the property offers bright and spacious accommodation perfect for families and professionals couples alike. Benefits include gas central heating and double glazing, and there is a private garden to the front, along with residents' permit parking.

Management

The development is factored by Trinity factors at a current cost of approx £80 per month. This cost covers upkeep of the communal grounds, parking permits and block buildings insurance.

Extras

All fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price. NB The sitting room curtains may be available by negotiation, otherwise these will be removed; the tumble dryer will be removed; the kitchen hot tap will be removed and replaced with a standard tap.





Location

Dalry lies within easy reach of the east side of Princes Street and is therefore ideally placed for those working within the city centre. Schooling is available from primary to secondary level, with higher education easily reached by public transport. Regular bus services run along Dalry Road to the centre and surrounding areas and Haymarket Railway Station, along with the tram, can be easily reached allowing for easy commuting in and out of the city boundaries. There are numerous bars and restaurants within walking distance on Dalry Road. City centre shops, St James Quarter and restaurants are a short journey away. Sporting and recreational facilities are available at the Fountainpark Leisure Centre.



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Total Area: 112.8 m² ... 1214 ft²

All measurements are approximate and for display purposes only.





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Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.