



1/1 Duff Road

Dalry, Edinburgh, EH11 2TH

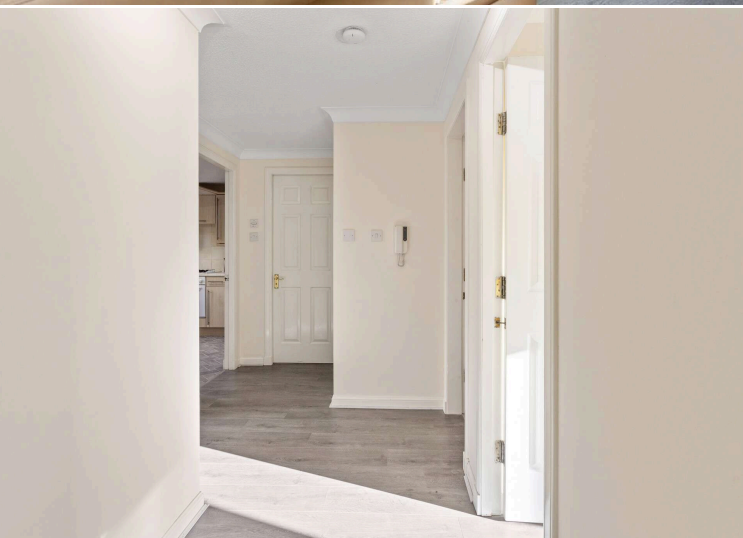


VMH ESTATE AGENTS



Delightful, bright 2 bedroom ground floor flat with residents' parking

- Sitting/dining room - bay window
- Kitchen/breakfast room
- 2 double bedrooms - built in wardrobes
- Shower room
- Walk-in cupboard
- Peaceful cul-de-sac development
- Popular & convenient location
- Shared ground, bin & bike stores
- Residents' parking - 1 permit
- Gas central heating & double glazing



Offers Over: £245,000

EPC Rating: C

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Located in the popular and convenient residential area of Dalry, this lovely 2 bedroom ground floor flat forms part of a peaceful modern development. The interior is bright and well proportioned, and in good order throughout. The property is ideally located for access to local amenities, the city centre, and Edinburgh airport.

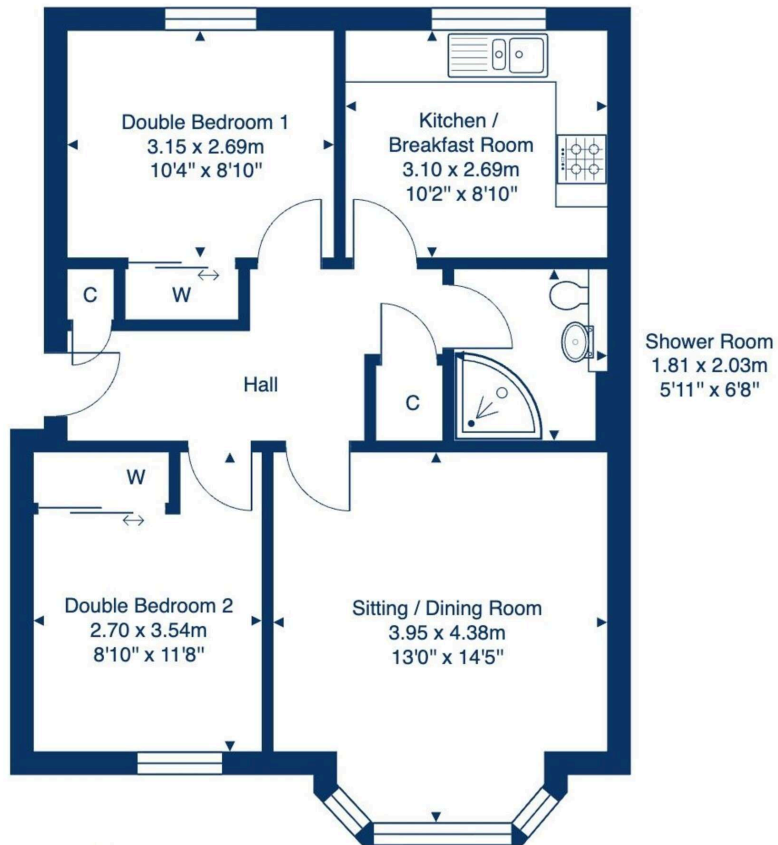
Further benefits include a recently upgraded gas central heating system, interconnected smoke alarms, and double glazing. Externally, there is private residents' parking and bin & bike stores.

Extras

All fitted floor coverings, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher & washing machine are included in the sale price.



1/1 Duff Road, Edinburgh, EH11 2TH



Ground Floor

Total Area: 57.9 m² ... 623 ft²

All measurements are approximate and for display purposes only.

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. The area has excellent transfer links to Edinburgh airport and the city centre, with the tram line and bus stops just a short walk from the property. Haymarket Station is also within easy reach providing further links out of the city. 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.

Management

The development is managed by Trinity Factor with an annual cost of c. £550-£600 covering general maintenance, cleaning & repairs.





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

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

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
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.