



RALPH SAYER
SOLICITORS & ESTATE AGENTS

15/5 Orwell Place

Dalry, Edinburgh, EH11 2AD

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This second-floor flat is an attractive two-bedroom residence, which forms part of a late seventeenth-century (B-listed) building that has been converted to modern standards. The home offers bright and spacious rooms, and it enjoys appealing décor and quality fixtures and fittings throughout. It also benefits from sociable open-plan living that boasts dual-aspect windows to the southeast and southwest for a flood of natural light. Furthermore, the property has a highly desirable setting in sought-after Dalry, positioned within easy walking distance of Haymarket and Edinburgh's fashionable West End.



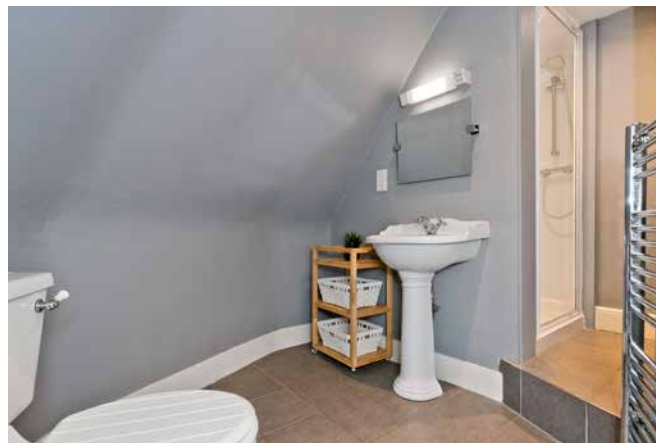
Property Summary

- Spacious second-floor flat
- Part of a traditional B-listed building
- Convenient location in Dalry
- Secure entry system
- Entrance hall with built-in storage
- Open-plan living/dining/kitchen
- Two double bedrooms with built-in wardrobes
- Quality en-suite shower room
- Family bathroom with overhead shower
- Well-kept communal gardens
- Controlled permit parking (Zone S4)
- Gas central heating system
- Secondary-glazed sash and case windows
- EPC Rating - D | Council Tax Band - E





Part of a late seventeenth-century (B-listed) building in sought-after Dalry



Let us help you find your next
dream property!



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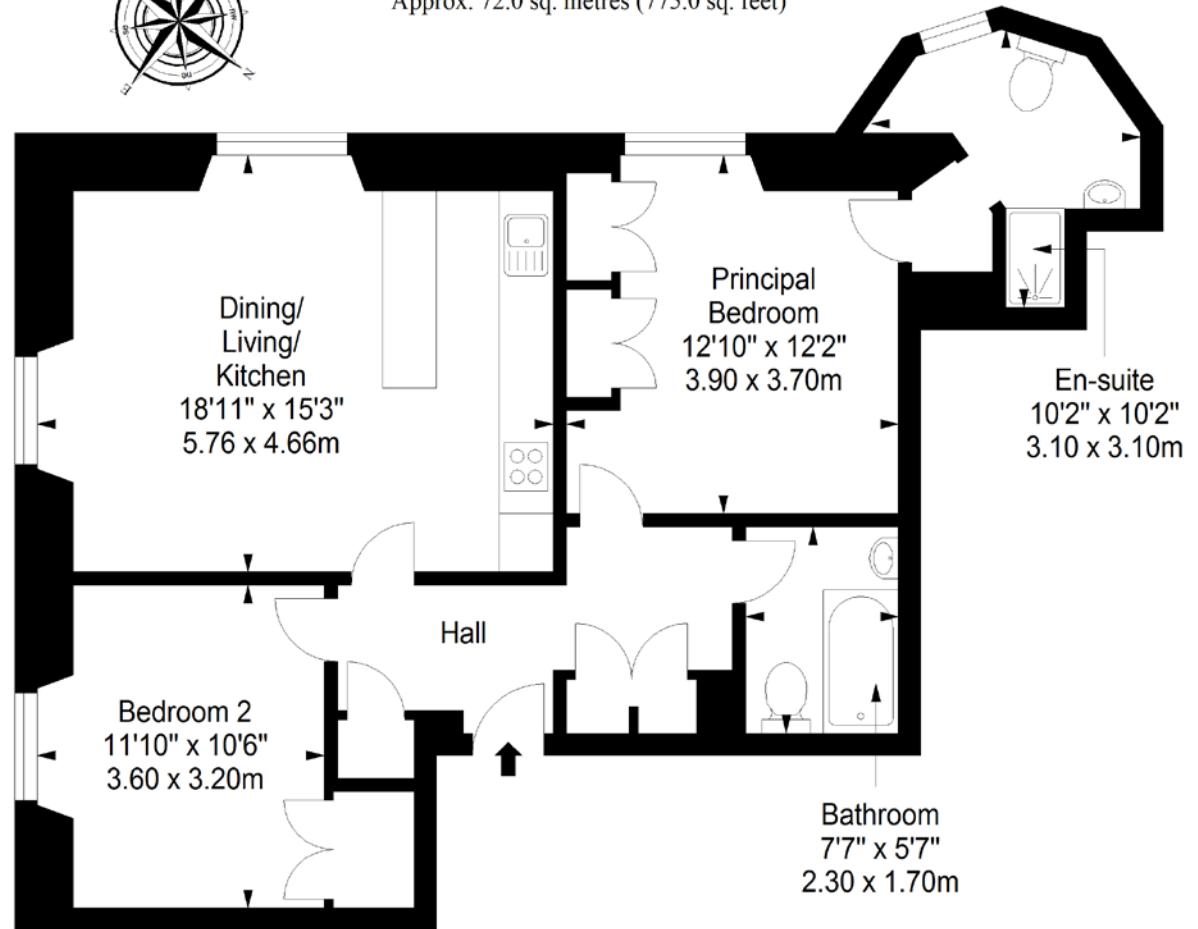
espc CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Second Floor
Approx. 72.0 sq. metres (775.0 sq. feet)



Total area: approx. 72.0 sq. metres (775.0 sq. feet)