



RALPH SAYER
SOLICITORS & ESTATE AGENTS

19/9 Springwell Place

Dalry, Edinburgh, EH11 2HZ

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Just a short walk from Haymarket train station and Edinburgh's fashionable West End, this traditional one-bedroom second-floor flat has a highly desirable setting in Dalry. Furthermore, the home is brought to market in move-in condition, enjoying bright and airy rooms that are enhanced by crisp neutral décor. The city flat further benefits from a modern kitchen and shower room, as well as good built-in storage. Given its prime location and quality interiors, this property will have huge appeal to city professionals, as well as couples and first-time buyers alike.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, ceramic hob, and slimline extractor), and a washing machine to be included in the sale.



Property Summary

- Second-floor flat in move-in condition
- Part of a traditional tenement building
- Sought-after location in popular Dalry
- Secure telephone-entry system
- Welcoming hall with two cupboards
- Living room with southwest-facing aspect
- Modern, on-trend kitchen
- Double bedroom with open wardrobe
- Quality three-piece shower room
- Large communal garden
- Controlled permit parking (Zone S4)
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £175,000







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A double bedroom with
open wardrobe, a
quality three-piece
shower room, and good
built-in storage





Let us help you find your next
dream property!



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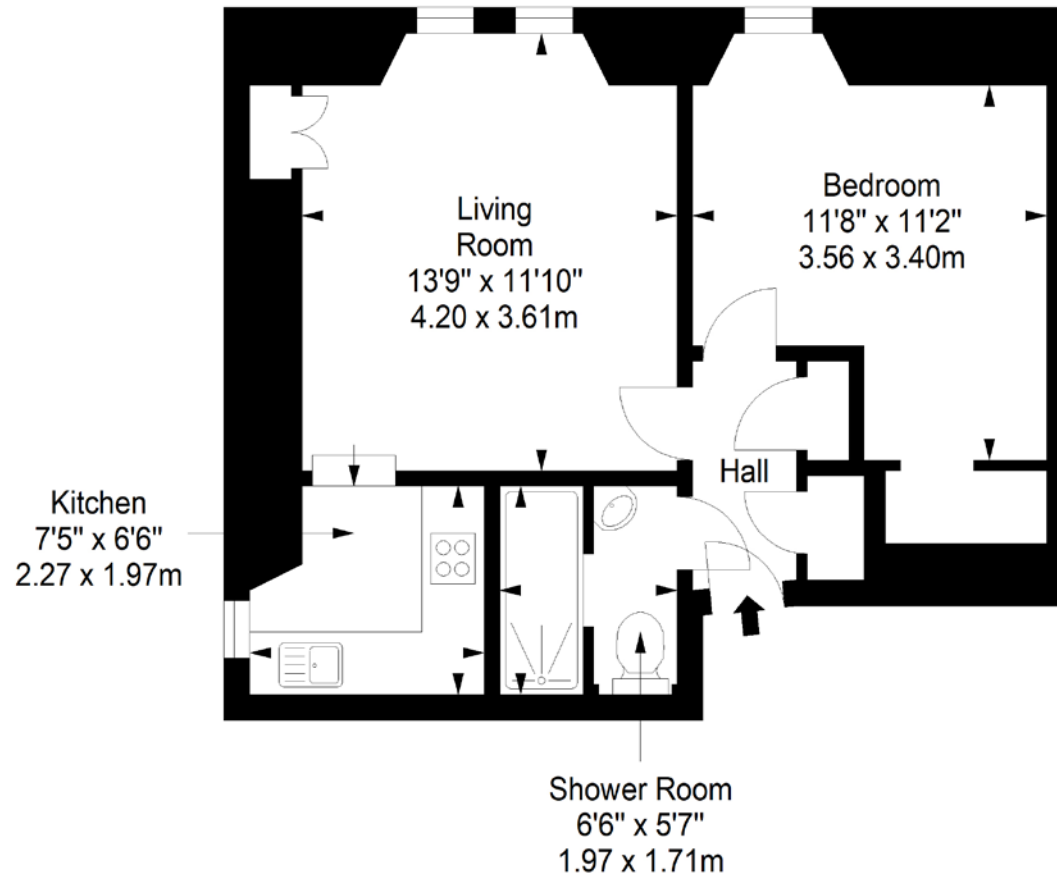
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DISCLAIMER

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. 42.4 sq. metres (456.4 sq. feet)



Total area: approx. 42.4 sq. metres (456.4 sq. feet)