



RALPH SAYER
SOLICITORS & ESTATE AGENTS

36/2 Dalry Road

Edinburgh EH11 2BA

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Nestled in Edinburgh's desirable West End, this traditional first-floor flat offers unparalleled convenience, being just a stone's throw from Haymarket Station and the tram line. Immerse yourself in the vibrant and eclectic atmosphere of Dalry Road, where fabulous eateries abound and the attractions of Edinburgh's city center are within easy walking distance.

Step inside to discover well-proportioned rooms with soaring ceilings and charming period features, including ornate cornice work. A welcoming hallway provides ample storage with two generously sized cupboards, one conveniently housing a washing machine. The impressive sitting and dining room, positioned at the front, boasts an original fireplace and is adorned with exquisite cornice detailing. To the rear, a spectacular kitchen awaits, showcasing a striking central island with a granite worktop, inset with induction hob and stylish 'Shaker' cabinets housing top-of-the-line Siemens appliances, including a built-in coffee machine.

Property Summary

- Located at Edinburgh's West End, close to Haymarket train station
- Spectacular sitting & dining room
- Stunning 'shaker style kitchen featuring island unit
- Two double bedrooms
- Stylish three-piece shower room
- Gas central heating & double glazing
- Shared rear garden
- Permit parking (Zone - S4) & metered parking on adjacent streets
- EPC Rating - C | Council Tax Band - C

Home Report Value - £300,000







Exceptional
first floor,
traditional flat,
in Edinburgh's
West End





Two generous double bedrooms offer comfortable retreats and share a luxurious shower room, complete with a walk-in shower area featuring a full-height glass screen, a wall-hung basin, and a WC. For added convenience, a practical second WC is located in the hall. This property is a perfect blend of classic charm and modern luxury in a highly sought-after location.

Externally, there is a shared garden to rear.

Parking: Permit parking (Zone - S4) & metered parking on adjacent streets

Extras: fitted floors, light fittings, curtains, washing machine and all Siemens kitchen appliances, to be included in the sale.

Let us help you find your next
dream property!



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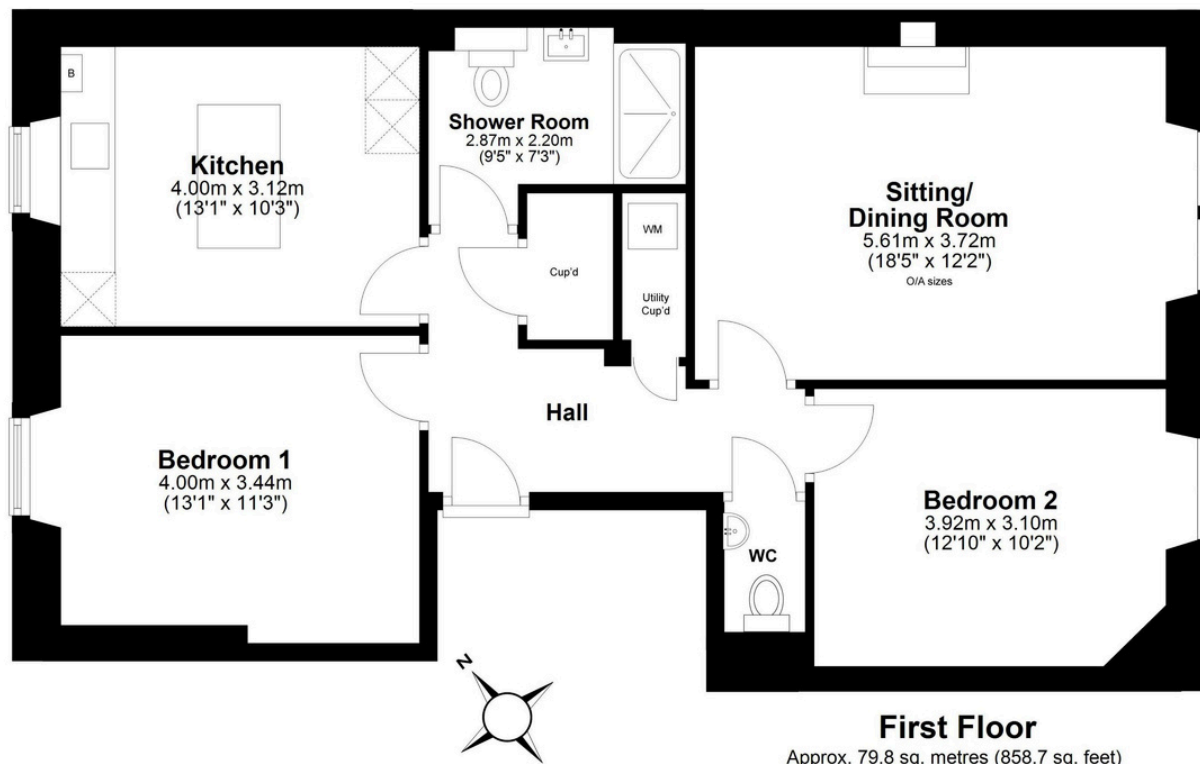


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DISCLAIMER

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.



Location



Bustling Dalry, is a highly sought after location due to it's close proximity west of the city centre, and Edinburgh's financial district in the west end. This location offers an easy commute both for work or pleasure, for Edinburgh's vast array of attractions, including museums, theatres, bars and restaurants. There are also excellent local amenities, within Dalry, including fabulous eating establishments and various independent and specialist shops. Fountainpark Entertainment Centre is a short walkaway, offering a Cineworld, Virgin Active gym and Tenpin Bowling. It is a popular with the student market due good bus services, linking to various universities. Haymarket railway station and the tram network, is a 5 minute walk, offering easy commuting and access to Edinburgh International Airport.