



235 (BF2) Dalry Road  
DALRY | EDINBURGH | EH11 2JG

  
**warners**  
solicitors & estate agents



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Warners are delighted to present this charming one-bedroom basement apartment within a traditional tenement building, which is within walking distance of the city centre, set within the popular Dalry area which boasts a range of local amenities. This property has well-proportioned accommodation and has been well maintained throughout and provides a fantastic first-time buyer or investor opportunity.

The accommodation comprises of a hallway, living room with views to rear communal garden, well equipped kitchen with space for fridge/freezer and washing machine, double bedroom and bathroom with electric shower over bath. The property further benefits from a private stair storage cupboard, gas central heating, security entry phone system and rear communal shared garden. Early viewing is highly recommended!

- Hallway
- Living room with views to rear communal garden
- Fitted kitchen
- Master Bedroom
- Bathroom (three-piece suite with electric shower over bath)
- Gas central heating (recently serviced 2021)
- Secure entry phone system
- Private stair storage cupboard
- Rear communal shared garden

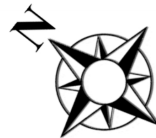
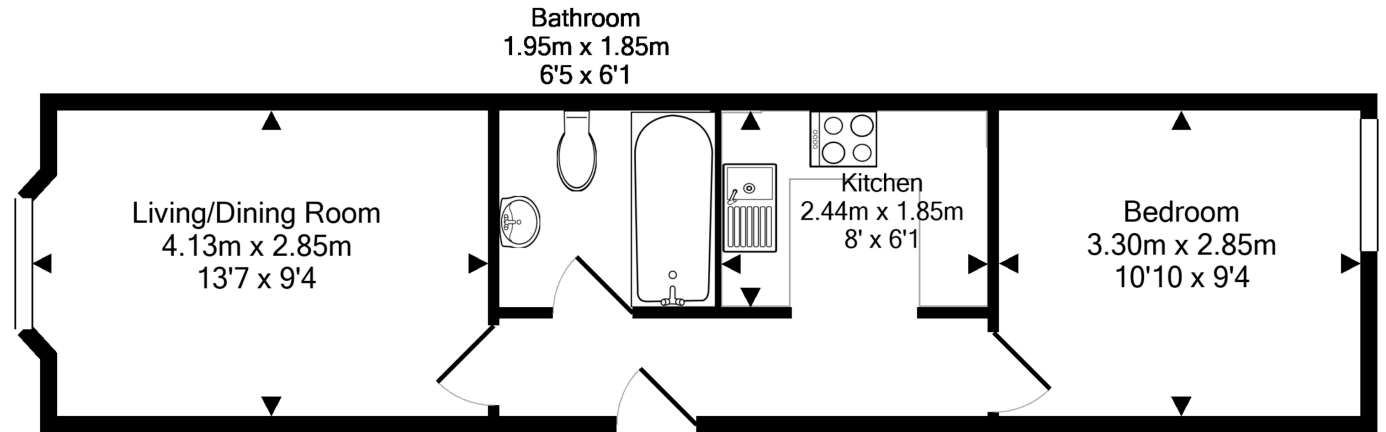
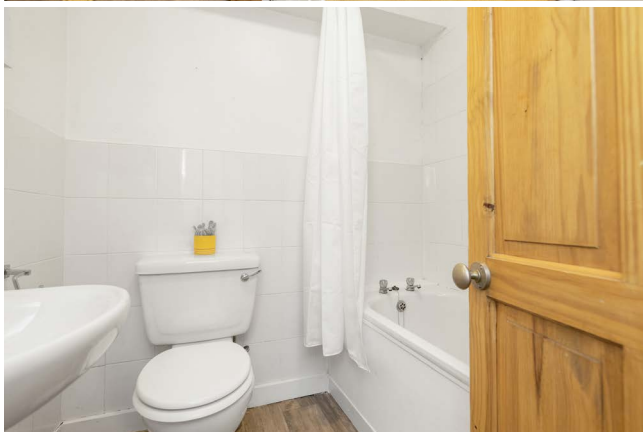
Extras: the sofa, TV and TV units, small table, dining table and 4 chairs, lamp, fridge, freezer, washing machine, kettle and toaster, bed, bedside table, wardrobe and chest of drawers. The wall art is available by separate negotiation. EPC D

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Dalry is a popular and established residential area, situated within easy walking distance of the West End of the City Centre. There is an excellent range of local shops, supermarkets, restaurants and coffee shops to be found on Dalry Road and adjoining Gorgie Road. Edinburgh's fashionable West End offers a more extensive range of amenities. The flat is also located close to Fountain Park Leisure Complex where there is a multiplex cinema, bowling alley and several restaurants. Haymarket railway station is within walking distance and an efficient bus service operates from the main road to other parts of the city and surrounding areas. There are good road links to the City By-pass and Edinburgh International Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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