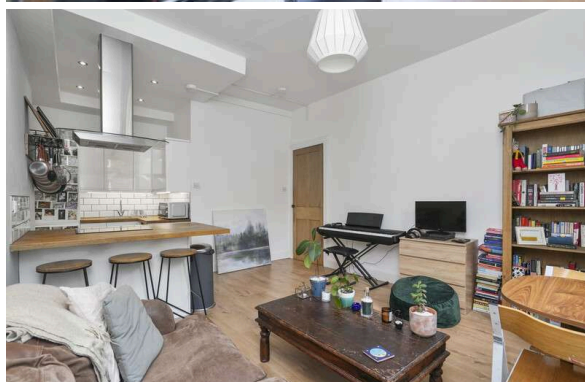




7/6 Orwell Terrace  
DALRY | EDINBURGH | EH11 2DU

  
**warners**  
solicitors & estate agents



## 7/6 Orwell Terrace

DALRY | EDINBURGH | EH11 2DU

Charming one-bedroom flat forming part of a traditional tenement block in the popular Dalry area to the west of Edinburgh's city centre. The property is immaculately presented throughout and is offered to the market in true move in condition. The main double bedroom overlooks the shared garden area to the rear of the property and is bright and spacious. The kitchen/dining room represents the main living area and offers a great space for relaxing or entertaining guests with the kitchen appointed to an excellent standard with a breakfast bar intelligently dividing the space. A modern, stunningly presented shower room completes the accommodation. Benefitting from easy access to excellent public transport links this property would make an ideal first time purchase as well as offering significant appeal to investors.

- Immaculate one-bedroom flat
- Highly desirable location
- Cloaks hallway with storage
- Stunning living/kitchen/dining room with breakfast bar
- Spacious double bedroom with under window storage
- Modern shower room with electric shower and vanity sink unit
- Double glazing & electric heating
- Permit parking
- Fantastic transport links

EPC Rating D.

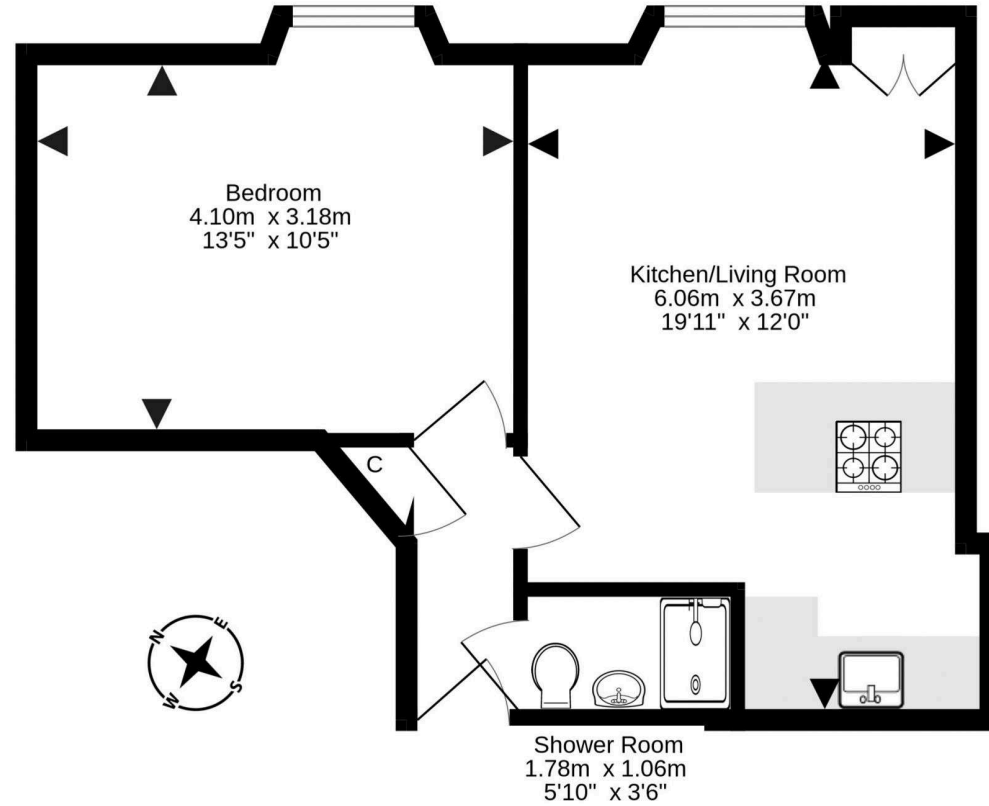
Extras include fridge, hob, oven, lampshades, washing machine and curtains in the bedroom.

**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 area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/M9 motorway network. Further recreational facilities are available at the Fountainpark Leisure Centre including a cinema complex, bars, bistros, restaurants and the Nuffield Health Fitness & Wellbeing Gym.





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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