



239 (2F3) Dalry Road
DALRY | EDINBURGH | EH11 2JG


warners
solicitors & estate agents



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Beautifully presented and charming one-bedroom, second floor flat, within a traditional tenement building. The property is located within walking distance of the city centre and Haymarket train station, set within the popular Dalry area which boasts a range of local amenities. The property has well proportioned accommodation and has been well maintained throughout providing a fantastic first-time buyer or investor opportunity. The accommodation comprises of a hallway with storage and flexible box room off which has a fitted cabin bed, living/dining/kitchen with a leafy outlook across Dalry Necropolis to the front, a bespoke cupboard and traditional range with feature surround, handy pantry cupboard, spacious double bedroom with traditional decorative fireplace, and the accommodation is completed by the bathroom with mains shower over bath. The property further benefits from gas central heating, security entry phone system and communal shared rear garden grounds.

- Hallway with storage
- Open plan living/dining/kitchen with traditional range and leafy views to the front
- Box room/study accessed from living room and hall
- Fitted kitchen
- Spacious double bedroom with traditional fireplace
- Bathroom with mains shower over bath
- Gas central heating- new boiler fitted 2023
- Security entry system
- Residential parking within zone S4 (via permit application from Edinburgh city council)
- Communal rear gardens

The cooker (not warranted) will be included in the sale. The wardrobe, fridge freezer and washing machine are all available by separate negotiation. EPC Rating C.

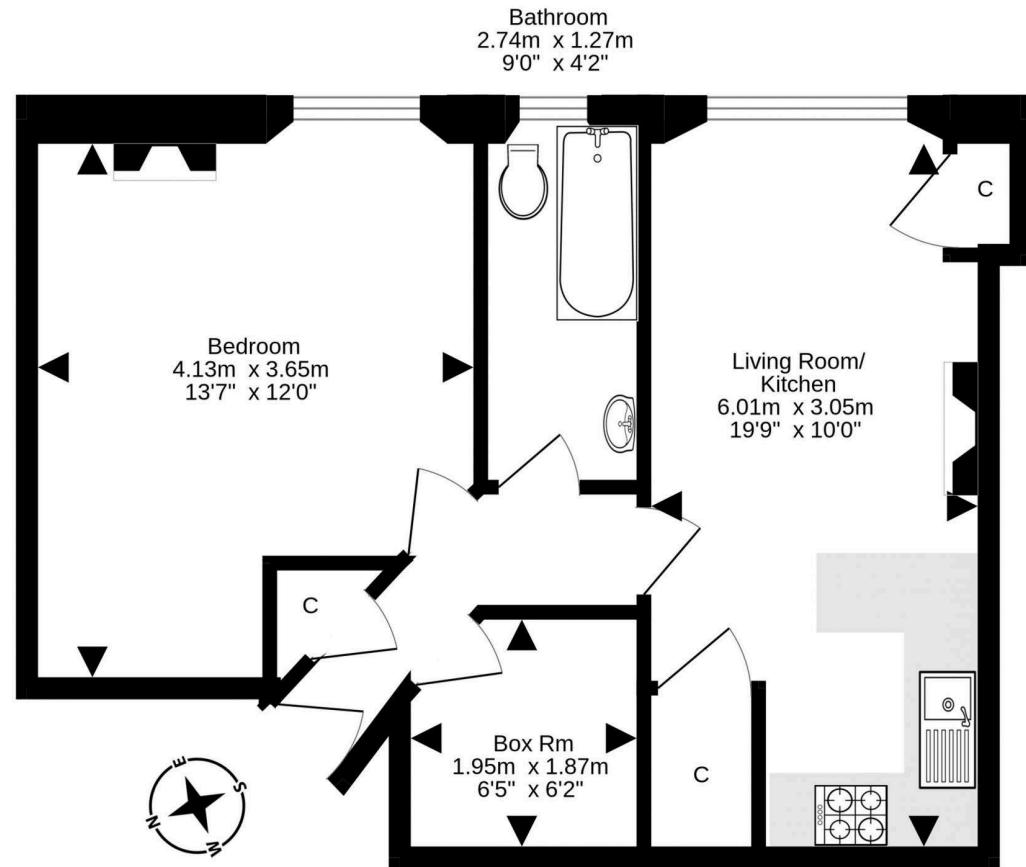
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Dalry is a popular area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent 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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