



14/7 Duff Street
DALRY | EDINBURGH | EH11 2HG


warner's
solicitors & estate agents



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Beautifully presented, three-bedroom top floor apartment forming part of a modern and factored residential development in popular Dalry, lying to the south-west of Edinburgh's city centre. This bright and spacious apartment will make an ideal first time or investment buy and comprises welcoming entrance hallway with secure entry and three storage cupboards, one with the washing machine and tumble dryer, a bright and spacious kitchen living room with a large bay window which floods the room with an abundance of light, the fitted kitchen currently comprises a gas hob, oven and fan, fridge/freezer and dining area. There are three well proportioned bedrooms all with built in storage and the master bedroom with an en-suite shower room. Completing the accommodation is the bathroom with shower over the bath. The property also benefits from gas central heating, double glazing, an attic, communal gardens and residents parking.

- Top floor three-bedroom flat in modern, factored development
- Reception hallway with excellent storage options and security entry phone
- Bright and spacious Kitchen living room with bay window
- Principal bedroom with fitted wardrobes and en-suite shower room
- Two further double bedrooms, both with built in storage
- Modern bathroom with shower over bath
- Gas central heating and Double glazing
- Fantastic storage options
- Residents' parking and Communal gardens
- Council Tax Band E
- EPC rating band C

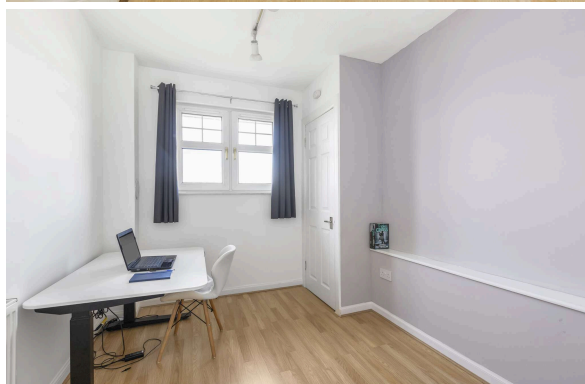
Factor fee £240 per quarter.

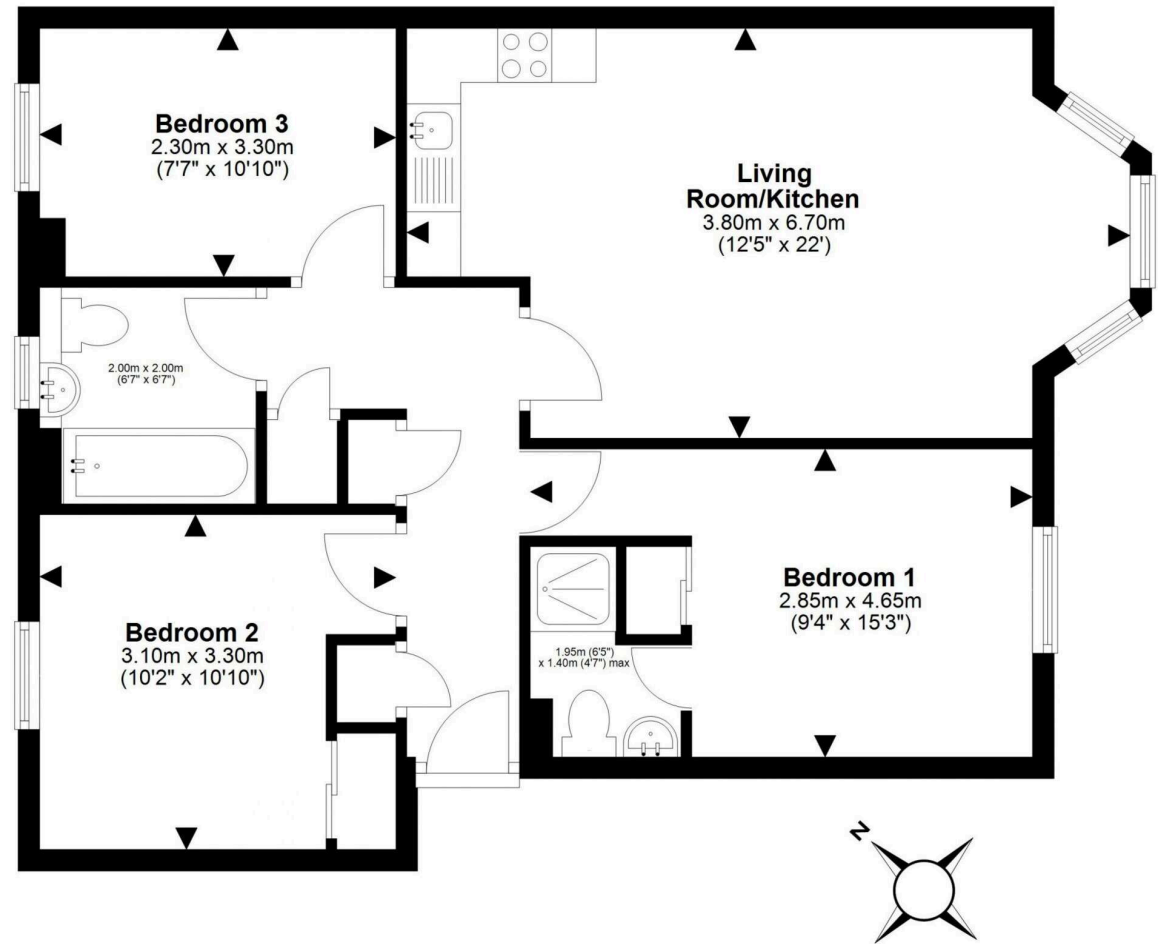
Extras: All curtains, integrated fridge freezer, double oven/grill, gas hob, washing machine and tumble dryer will be included. All other items of furniture, as viewed, are available by separate negotiation.

PRICE & VIEWING: Please refer to our website, 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.





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