



254 Dalry Road
DALRY | EDINBURGH | EH11 2JQ


warners
solicitors & estate agents



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Nestled in the heart of Dalry, moments from some of the city's finest amenities and quick transport links to the city centre is this spacious main door apartment. Set over two floors the property enjoys special heating from the skirting boards to allow perfect heating flow throughout.

The accommodation comprises a bright lounge with large windows, a contemporary kitchen with attractive units, three large double bedrooms (one with built-in mirrored wardrobe and excellent mezzanine storage), two stylish shower rooms (one en-suite) and the property is completed by a useful W/C.

- Main door apartment set over two spacious levels
- Freshly decorated and with special skirting heating
- Bright lounge with large windows
- Contemporary kitchen with attractive units
- Large double bedroom with en-suite shower room
- Two further well-proportioned double bedrooms
- Main shower room and a W/C compartment

Energy Rating E, Council Tax band D

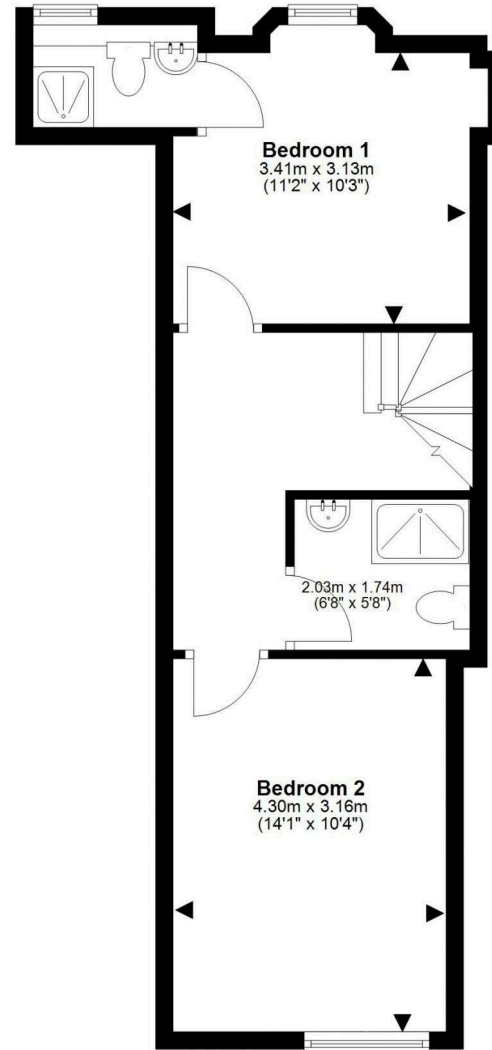
All Fixtures, fittings, blinds & kitchen appliances are included in the sale.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

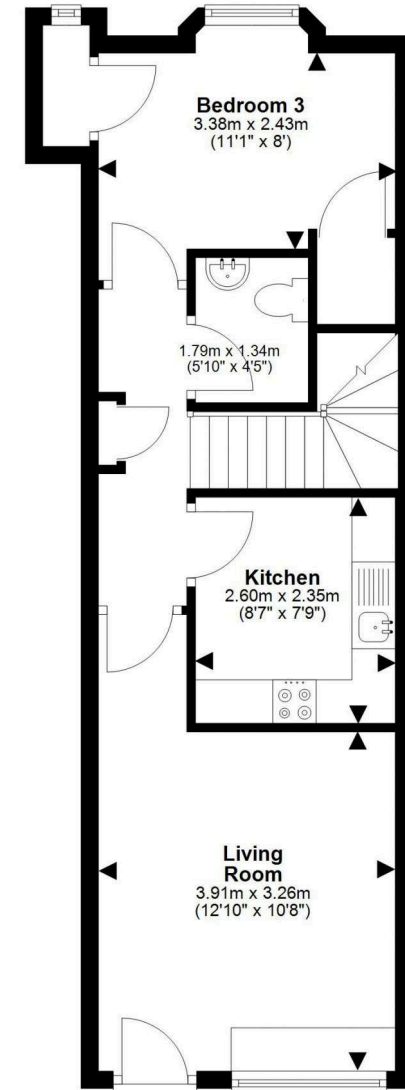


Dalry is a popular and established residential area, situated within easy walking distance of the West End of the City Centre. There is an excellent range of local shops, supermarkets, restaurants and coffee shops to be found on Dalry Road and adjoining Gorgie Road. Edinburgh's fashionable West End offers 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.





Basement



Ground Floor

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.

