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Offers Over

£230,000

8 2F3 Cathcart Place

Dalry | Edinburgh | EH11 2HE

Generously proportioned two-bedroom second-floor flat forming part of a handsome traditional tenement in the ever-popular Dalry area. Positioned close to superb amenities and excellent transport links, the property offers spacious accommodation with charming period features and will undoubtedly appeal to professionals and buy-to-let investors alike.

-  2 bedrooms
-  1 public room
-  1 shower room
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - C



Description

A welcoming entrance hallway provides access to fantastic in-built storage provisions, ensuring practicality throughout. The bright and airy lounge/diner enjoys a lovely dual aspect with twin windows to the front, allowing for an abundance of natural light. Traditional features including ornate cornicing and a shelved Edinburgh press enhance the character of this impressive living space. The kitchen is fitted with a range of freestanding white goods and is partially tiled in splash areas, offering good storage and workspace. Both bedrooms are positioned to the rear of the property. Bedroom one is a generously proportioned double featuring a shelved press, while bedroom two is another good-sized double. Both rooms offer ample space for freestanding furniture and flexible layouts. The shower room is fitted with a single shower cubicle, partial tiling, and useful overhead storage space.

Further benefits include gas central heating, double glazing, and a secure door entry system.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

Externally, residents enjoy access to a shared rear garden, with on-street permit and metered parking available for both residents and visitors.

Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, and washing machine, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.



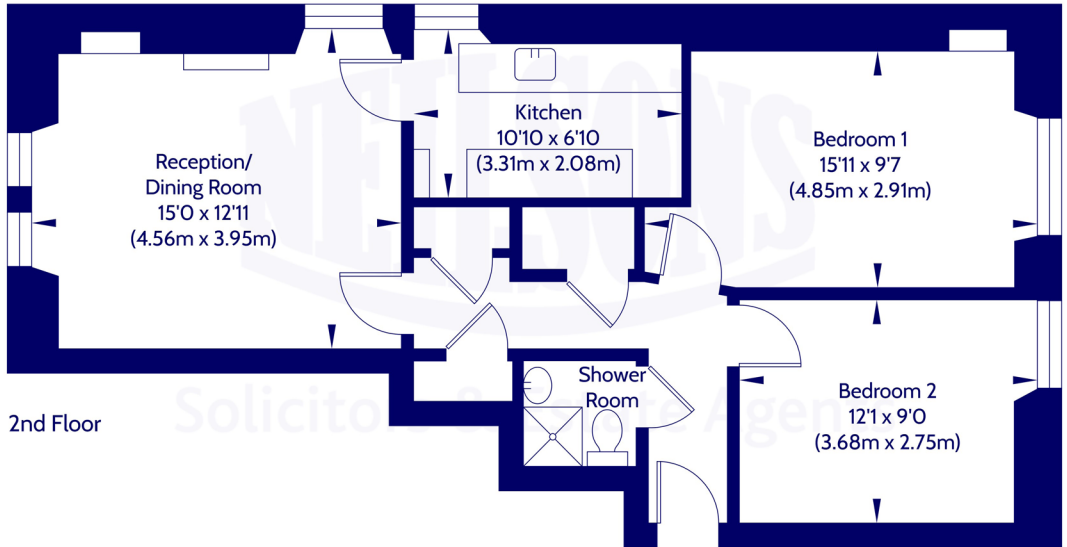


Location

This property is located in the popular residential area of Dalry which is situated approximately two miles west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes and George Street and Haymarket train station is close at hand. The area is well served by a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also within close proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, cafes, bars and restaurants can be found in the immediate vicinity as well as a Lidl and a large Sainsbury's supermarket in neighboring Gorgie. There are a good range of leisure facilities in the surrounding area including Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, Murrayfield Stadium, Edinburgh Zoo and a large Pure Gym.



Approx. Gross Internal Floor Area 60 Sq M / 651 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

