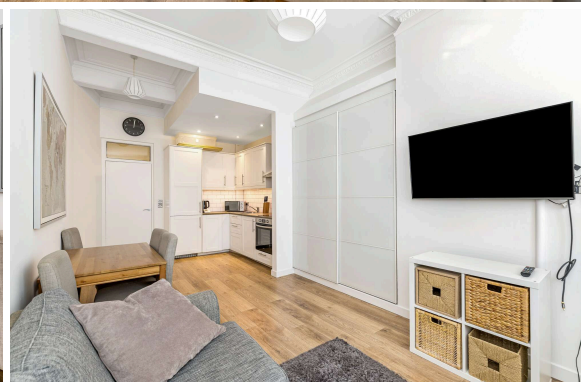
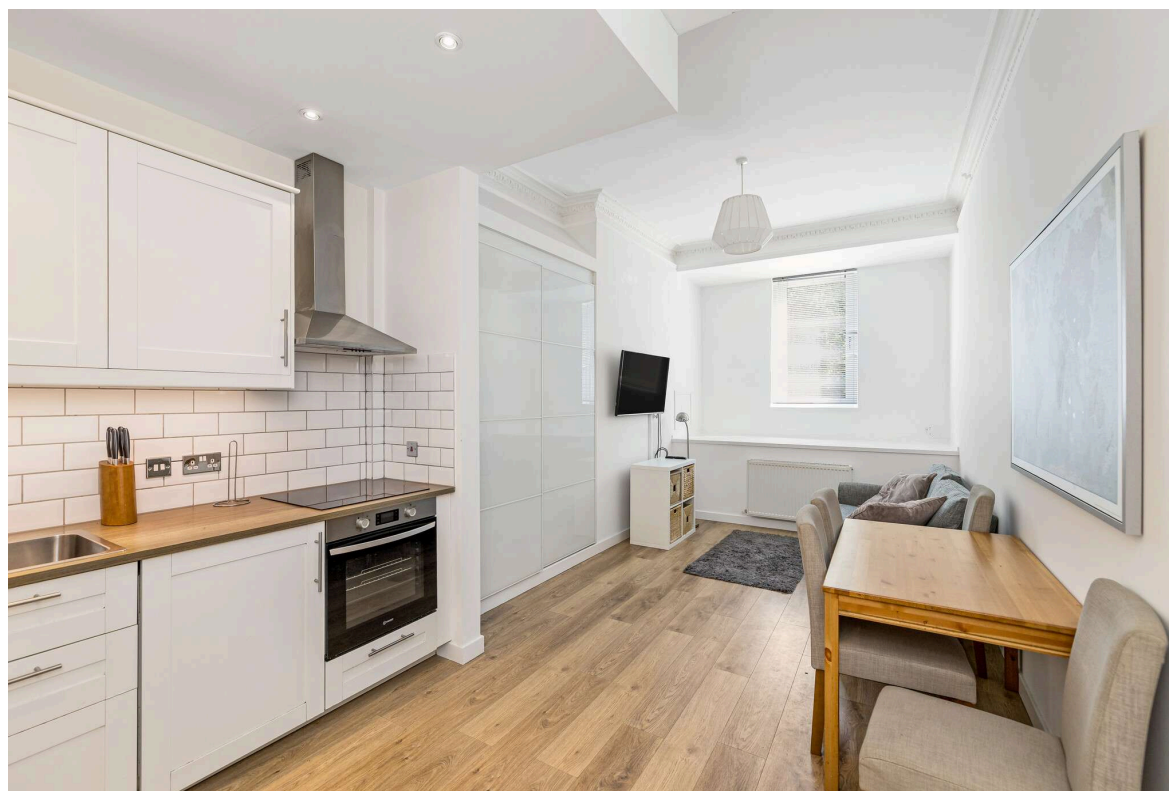




206 (GF1) Dalry Road
DALRY | EDINBURGH | EH11 2ES

warners
solicitors & estate agents



206 (GF1) Dalry Road, Dalry

DALRY | EDINBURGH | EH11 2ES

Exceptionally well presented traditional ground floor flat featuring stylish modern fittings, ideal for a first time buyer looking to be close to excellent local amenities and transport links into the nearby West End and City Centre.

Viewing is highly recommended to appreciate this true walk-in condition property boasting the many great features noted below.

- On trend open plan living/dining/kitchen featuring sleek matt white units, wood effect worktops, metro tiles, a range of integral appliances and a large shelved store cupboard
- Bedroom with built-in wardrobe space, quietly situated to the rear of the building
- Contemporary style shower-room, nicely fitted out with a white suite, electric shower, neutral tone tiled splash-backs and chrome heated towel rail
- Entrance hallway
- Gas central heating
- Double glazing
- Security entryphone system
- Shared rear garden
- High amenity area, easy access to City Centre

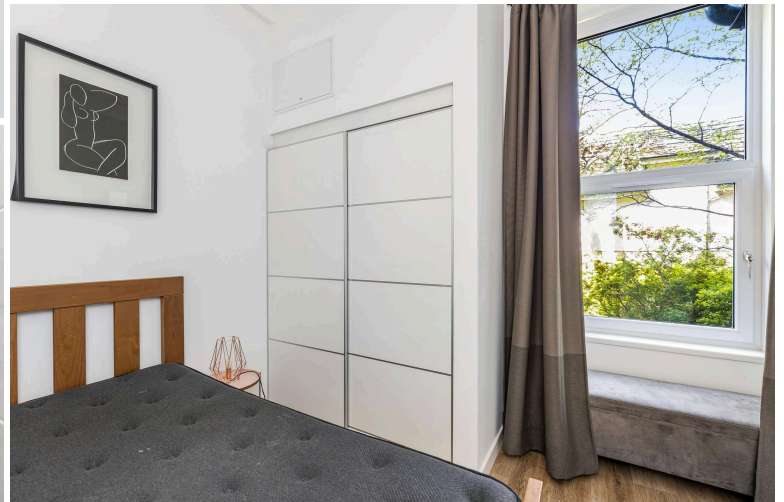
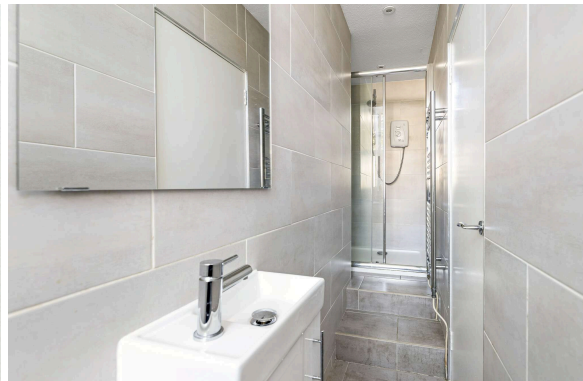
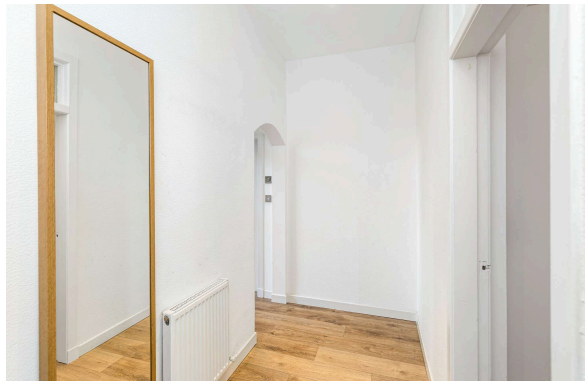
Council Tax B and Energy Rating C

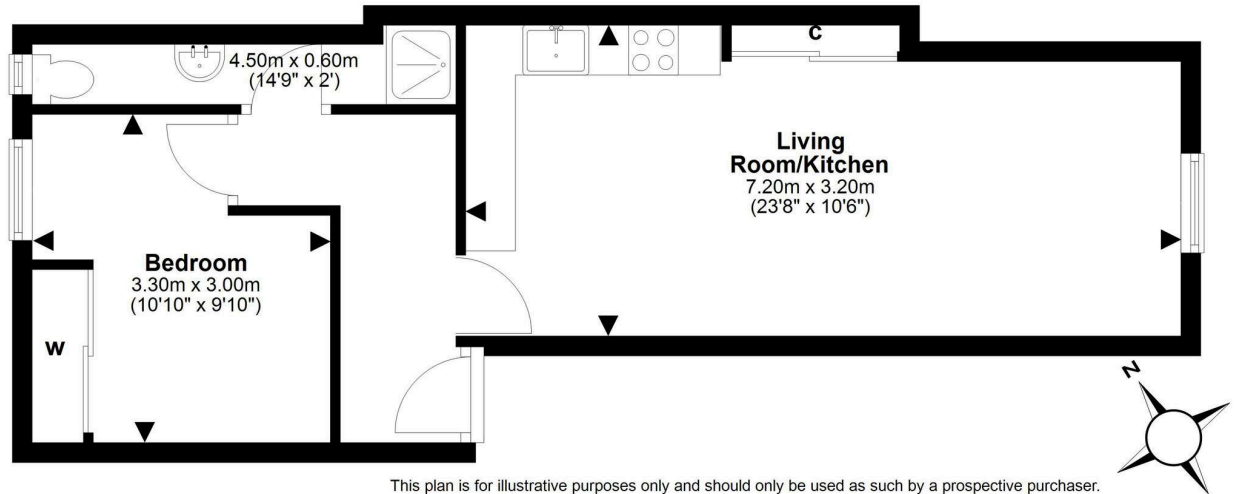
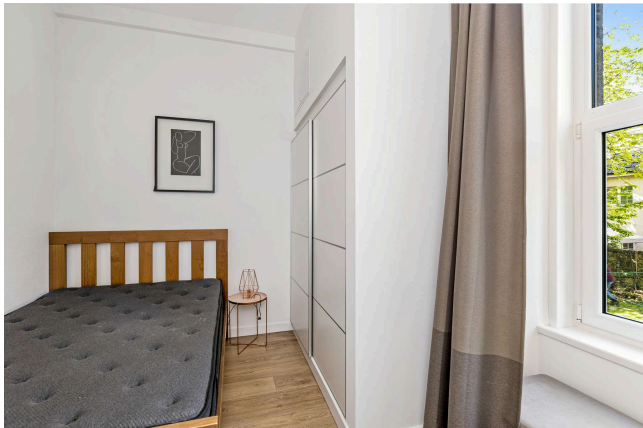
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings, fixtures, and furniture will be included in the sale.

Dalry is a popular area between Haymarket and Gorgie with a superb 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.