



1 Breadalbane Terrace
DALRY | EDINBURGH | EH11 2BW

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This main door, one bedroom lower colony flat combines an outstanding location with beautifully presented interiors. Accessed via a private, south-facing front garden, the flat's own entrance opens into a welcoming hallway. To the front, a bright and spacious living room enjoys excellent natural light and features a traditional Edinburgh press, along with a tasteful neutral finish.

Along the hall, the well laid out galley kitchen offers ample worktop space and fitted units. A cupboard just outside the kitchen in the hall is ideal for pantry storage. To the rear, the generous double bedroom is peaceful and well-proportioned, and leads directly to an additional versatile room with generous built-in storage and shelving that's ideal as a home office, dressing room or nursery. The accommodation is completed by a contemporary bathroom with modern suite and separate shower.

Externally, the property benefits from a well-maintained, sunny south-facing private garden with seating area, accessed via its own gated entrance.

The property has been carefully maintained and upgraded, including sash & case double glazing (2022) and a new boiler (2024), and is presented in stylish, neutral decor throughout.

- Main door, end-terrace lower colony flat
- Private, gated south-facing garden
- 5 minute walk to Haymarket Station and tram
- Bright living room with Edinburgh press
- Double bedroom
- Versatile box room/study
- Excellent storage throughout
- Double-glazed sash and case windows
- Gas central heating

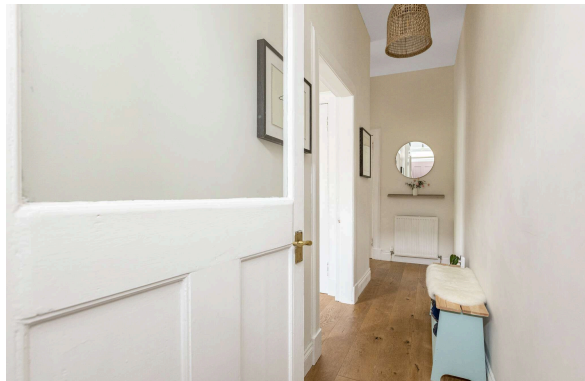
Energy rating C. Council tax band C. There is no factor associated with this property.

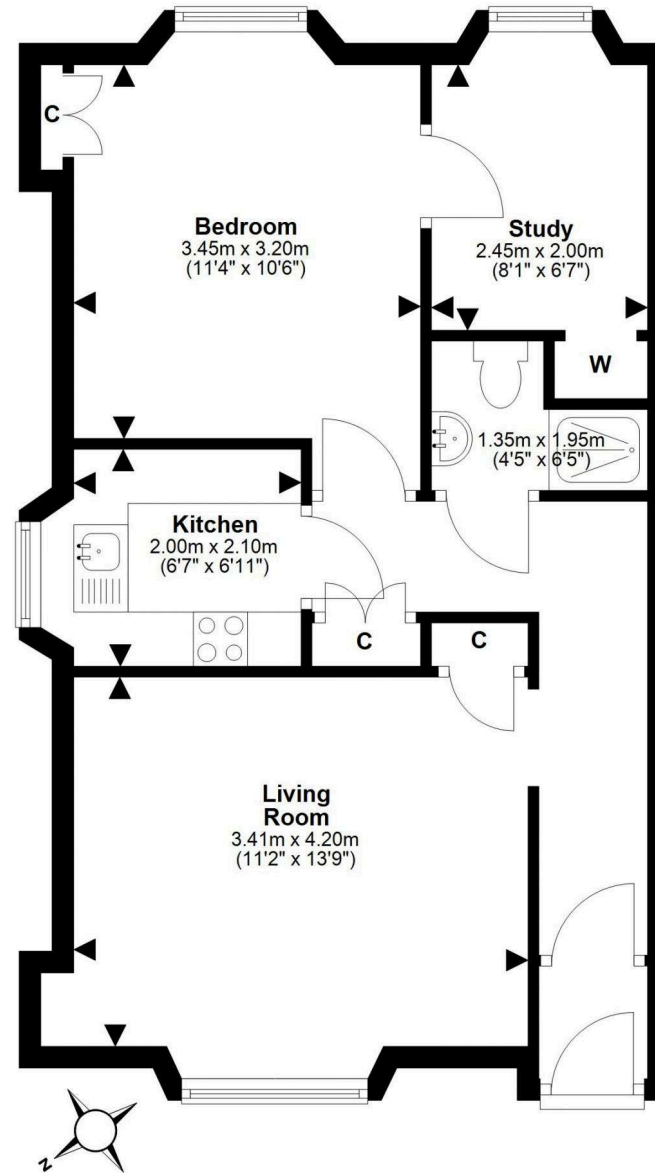
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Forming part of a traditional B-listed building within the Dalry Colonies conservation area, the property is just a five-minute walk from Haymarket Station and the tram stop, and within easy reach of the West End, city centre and a wide range of cafes, restaurants and amenities. Haymarket is a highly desirable and centrally located area just west of Edinburgh's City Centre, exceptionally well served by public transport, with the station and tram network providing quick access across the city and direct links to Edinburgh Airport. The West End and City Centre are both easily accessible on foot, along with the financial district, making the location particularly popular with professionals. Nearby green spaces include Harrison Park and the Union Canal walkway, offering attractive outdoor routes within easy reach.

Extras included in this sale will be, blinds, curtains, light fittings, fridge/freezer, washing machine and dishwasher. Other items of furniture can be available by separate negotiation.





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.

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