

1 (flat 9) Downfield Place, Dalry, Edinburgh, EH11 2EH



## 1 (flat 9) Downfield Place | Dalry | EH11 2EH

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### Description

Superb second floor flat forming part of a traditional tenement building close to an excellent range of amenities and within walking distance to the City Centre. The property is presented to the market in beautiful order and offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access to open green spaces and good transport links.

- Hallway
- Living /dining room open plan to kitchen
- Double bedroom with built-in wardrobe
- Stylish shower room
- Gas central heating and double glazing ensure year-round comfort and efficiency
- Secure entry system
- Shared rear garden
- On street permit parking

### Extras

The oven, hob, cooker hood, fridge freezer and washing machine are included.

**EPC Rating: C**

### Price and Viewing

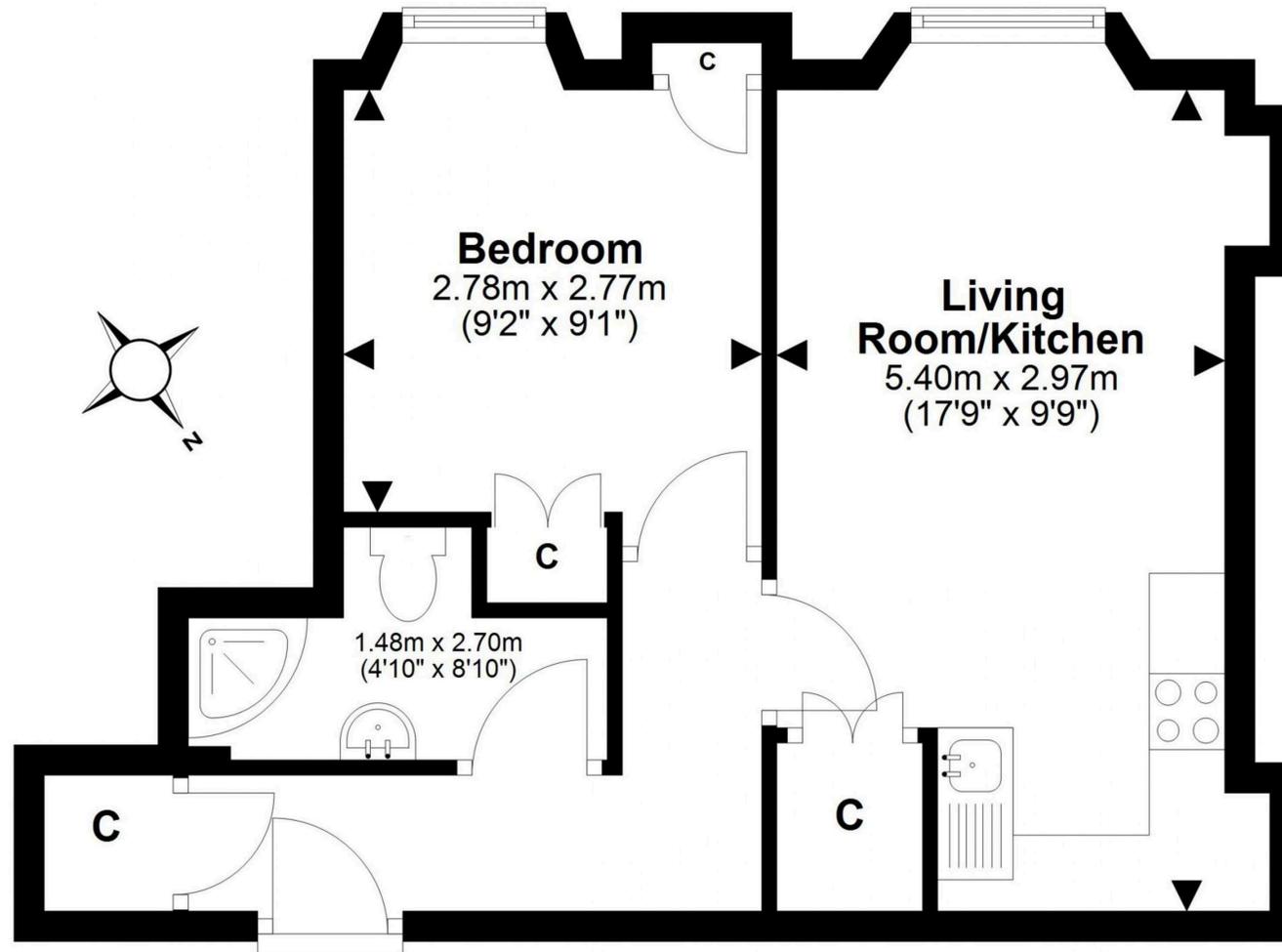
For price and viewing information or further details on this property please contact us on 0131 557 3188.



## Location

Situated next to Haymarket Station and within walking distance of the city centre and Fountain Park, the popular residential area of Dalry attracts professionals, students and young families to this western part of Edinburgh. The area boasts a bustling main street lined with socialising hotspots, eateries, coffee houses, shops, supermarkets and services outlets. Dalry offers a wealth of leisure and recreational activities including one of Edinburgh's Victorian swimming baths (now Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which boasts a Cineworld cinema, a Nuffield Health gym, adventure golf, a trampoline park, a laser tag arena, a bowling alley, and a selection of bars and restaurants. The area also benefits from good state schooling at primary and secondary level, in addition to being ideally placed for some of the capital's best independent schooling options. Just 20 minutes' walk from Princes Street, Dalry also enjoys fantastic public transport links with regular bus routes all across the city. Nearby Haymarket Station provides excellent rail links throughout Scotland and beyond, and is also served by the tram service running between Newhaven and Edinburgh Airport.





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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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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