



206, 1F3 Dalry Road
Dalry, EH11 2ES

deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Living Room
- Kitchen/ Dining Room
- Box Room
- Bedroom
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – C



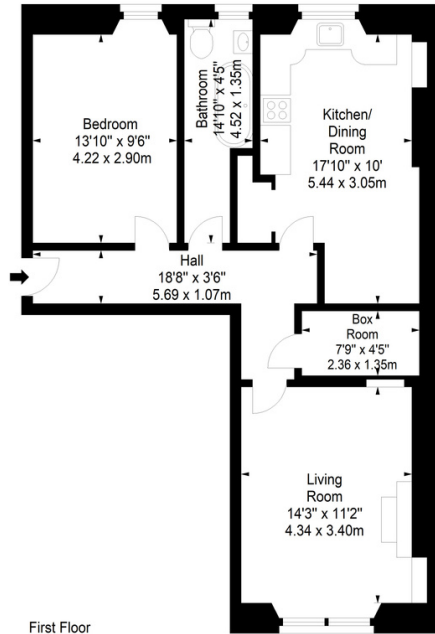
Forming part of a traditional tenement building, this well-presented first floor flat is situated in the sought-after area of Dalry. The property is within easy walking distance of Edinburgh City Centre, the property also enjoys an enviable position close to Haymarket Station. Excellent public transport links include frequent bus services throughout the city and a nearby tram stop providing direct connections to The Gyle, Edinburgh Park and Edinburgh Airport. The accommodation comprises; a welcoming entrance hallway, spacious living room, separate stylish kitchen/ dining room, box room, one good-sized double bedroom and a bathroom with shower over bath. Externally, there is a well-maintained communal garden to the rear and there is on-street permit parking available in the area. The property features double glazing and gas central heating. Included in the sale are the curtains, cooker, oven, hob, hood, fridge-freezer and washing machine. All appliances included in the sale are sold as seen with no warranty provided.



Dalry Road,
Edinburgh,
Midlothian, EH11 2ES



Approx. Gross Internal Area
700 Sq Ft - 65.03 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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