



Solicitors & Estate Agents



Fixed Price

£175,000

7 (PF1) Cathcart Place

Dalry | Edinburgh | EH11 2HD

A fantastic opportunity has arisen to purchase this bright and airy ground floor flat enjoying a quiet setting in the popular district of Dalry within easy walking distance to Haymarket train station and the West End. The property is presented in move in condition and would undoubtedly appeal to first time buyers, young professionals and buy to let investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation which has been upgraded to a very high standard in brief comprises; secure entry system, welcoming hallway, light and airy reception room, open plan stylish modern fitted kitchen with integrated appliances, generous double bedroom with built in cupboard and new contemporary shower room with three-piece white suite. Further benefits include gas central heating (boiler installed 2020) with Hive system and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated fridge/freezer, integrated dishwasher, integrated microwave and washing machine. The wardrobe in the bedroom can also be made available by separate negotiations.

Gardens & Parking

There are well maintained communal garden grounds to the rear and meter/permit parking within the area.

Viewing

By appointment through Neilsons (0131 625 2222).





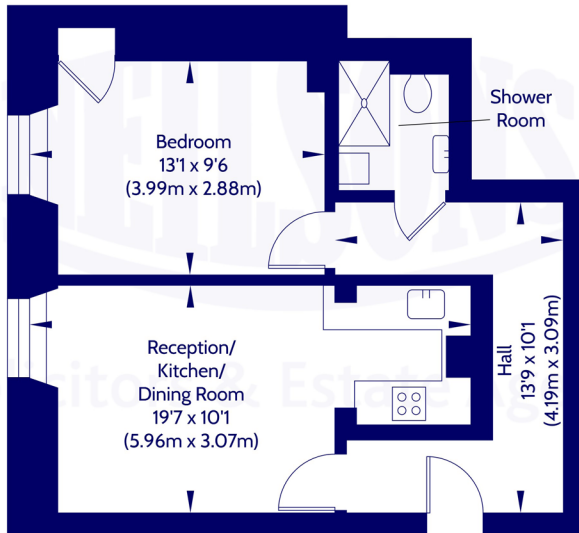
Location

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 Sainsburys 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 41 Sq M / 444 Sq Ft.

Ground Floor



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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