



10/6 Dalry Gait
Dalry, Edinburgh, EH11 2AU

CALL US ON 0131 447 4747

10/6 Dalry Gait, Dalry, Edinburgh, EH11 2AU

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Well presented generously proportioned living room/ dining room.
- Open access to kitchen with appliances.
- Good sized master bedroom with fitted wardrobes & modern fitted ensuite shower room.
- Further bedroom.
- Contemporary fitted bathroom with shower.
- Electric heating.
- Double glazing.
- Well maintained communal grounds.
- Residents permit parking space.
- Visitor permit parking space.



GENERAL DESCRIPTION

Attractive second floor flat part of a modern development in the vibrant Dalry district of the city, ideally positioned for a wide range of local amenities within walking distance of Edinburgh City Centre. The property would make an ideal purchase for a professional person or couple

FACTORING NOTE

The development is factored by Charles White at an approximate charge of £100 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

E.
APPROXIMATELY 300 METRES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 6.9 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

The property is situated in the vibrant Dalry area which is superbly located for easy access to local amenities along Dalry Road, the West End and the city centre. There are several bars, restaurants, supermarkets and other convenience stores within the vicinity of Dalry Road, while a large Sainsbury's supermarket can be found in Gorgie. Further amenities such as coffee shops and restaurants, and Post Office can be easily reached at Haymarket. There are also various recreational facilities close by, including Fountainpark which offers a leisure club, bowling alleys, cinema and casino while the Dalry Leisure Centre, further down Caledonian Crescent, has a gym and Victorian swimming baths. Harrison Park and the Union Canal Tow Path provides another option for recreational pursuits. For commuters, this property is ideally situated close to several major bus routes that service the city and Haymarket train station and tram stop is located conveniently nearby for those looking to commute to Edinburgh Airport, Glasgow or further afield.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED DOUBLE OVEN, HOB, COOKER HOOD AND WASHING MACHINE. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.





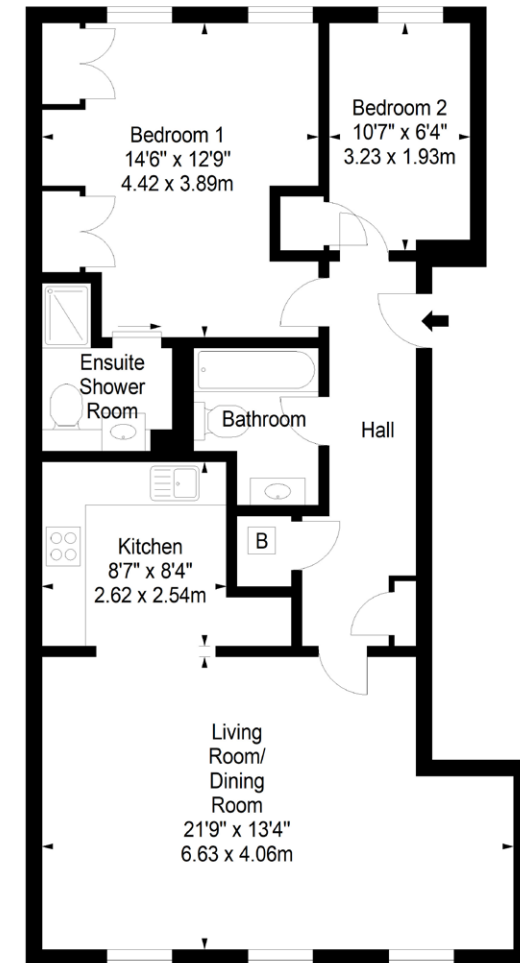
Dalry Gait,
Edinburgh,
Midlothian, EH11 2AU



Approx. Gross Internal Area
800 Sq Ft - 74.32 Sq M
For identification only. Not to scale.
© SquareFoot 2025



ENERGY PERFORMANCE
CERTIFICATE RATING C



Second Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.