



6/15 Dalry Gait  
Dalry, Edinburgh, EH11 2AU



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## Superb 2 bedroom with study top floor flat with balcony & private residents' parking

- Open plan kitchen/sitting/dining room
- Principal bedroom with en-suite
- Double bedroom 2
- Bedroom 3/study - built-in wardrobes & access to balcony
- Main family bathroom
- Bright & generously proportioned
- Well maintained shared grounds inside private development
- 2 parking spaces
- Lift access
- Gas central heating & double glazing



**Fixed Price: £335,000**

**EPC Rating: C**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

# About the Property

Located in this popular and convenient area within walking distance of the city centre, this superb 2 bedroom with study top floor flat forms part of an impressive modern development. The property is close to an excellent range of amenities, Haymarket Station and Trams. Within the development are well maintained communal grounds and private residents' parking where 2 spaces are included in the sale. A particular selling point is the balcony accessed from bedroom 3/study.

The interior is bright and well proportioned throughout and benefits from gas central heating, double glazing and lift access. This is a fantastic opportunity to acquire a delightful property ideal for professionals, first time buyers or a buy to let.





## Location

Dalry lies within easy reach of the east side of Princes Street and is therefore ideally placed for those working within the city centre. Regular bus services run along Dalry Road to the centre and surrounding areas and Haymarket Railway Station, along with the tram, can be easily reached allowing for easy commuting in and out of the city boundaries. There are numerous bars and restaurants within walking distance on Dalry Road. City centre shops, St James Quarter and restaurants are a short journey away. Sporting and recreational facilities are available at the Fountainpark Leisure Centre.

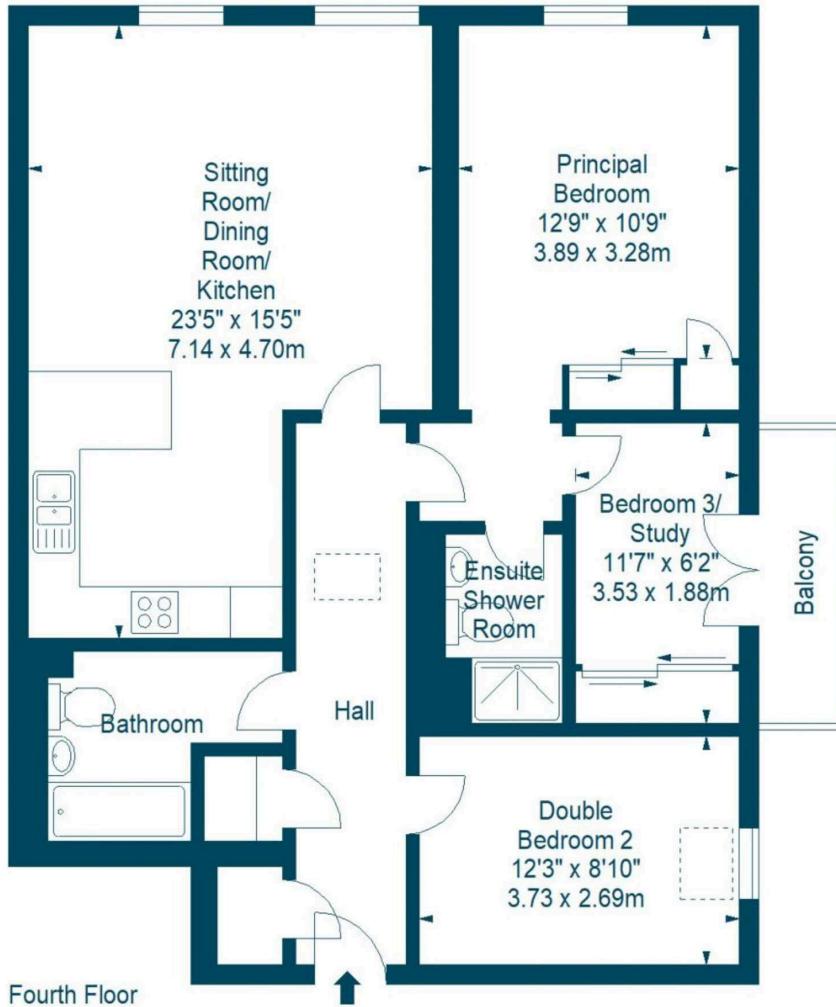
## Management

The development is factored and maintained by Charles White with an approximate monthly fee of £99 which includes the block buildings insurance.

## Extras

All fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine are included in the sale price.

# 6 Flat 15 Dalry Gait, Edinburgh, Midlothian, EH11 2AU



Flat - Approx. Gross Internal Area - 947 Sq Ft - 87.98 Sq M

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