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Offers Over

£270,000

13/6 Duff Road

Dalry | Edinburgh | EH11 2TH

A well proportioned first floor flat forming part of a popular modern development, quietly tucked away at the end of a no through road and enjoying a convenient central location in Edinburgh's Dalry area.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Residents parking
-  Communal garden
-  EPC rating – C
-  Council tax band- E



Description

The flat would make an excellent first home or investment and has been a highly successful rental for several years with an HMO licence* currently in place.

The property is accessed via a secure entry phone and briefly comprises: entrance hallway with built in storage cupboard, spacious reception/dining room with bay window and coving to ceiling, well equipped breakfasting kitchen which has been fitted with a variety of wood base and wall mounted units with wipe-clean worktops, splash tiling, built-in storage and space for a small table and chairs, two good sized double bedrooms both with fitted mirrored wardrobes, a spacious single bedroom with a pleasant outlook and walk-in wardrobe, and family bathroom with three piece suite, tiling to splash areas, electric shower and splash screen.

*Any new HMO licence would need to be approved in the usual manner.



Extras

All white goods, integrated appliances, floor coverings, light fittings and fixtures will be included. Please note that many items of the furniture are available via separate discussion.

Gardens and Parking

There are planted beds and areas communal lawn throughout the development, together with residents parking. The internal and external communal areas are maintained by Trinity Factors and is currently charged at approx. £860 per annum. This also includes buildings insurance.

Viewing

By appointment through Neilsons (0131 625 2222).





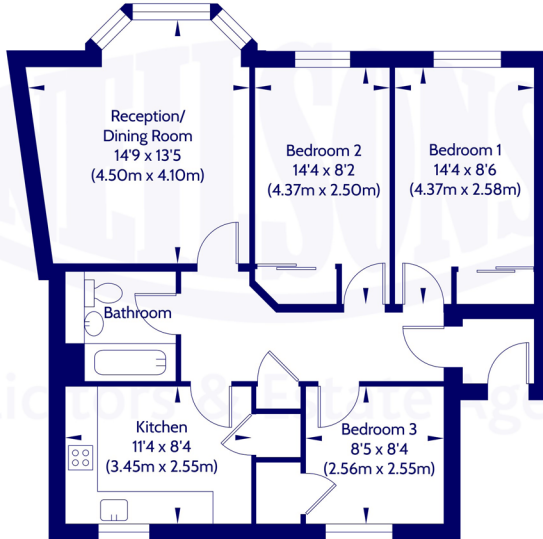
Location

Duff Road is located in the popular residential area of Dalry which is situated to the west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes Street and George Street, and Haymarket train station is close at hand along with the Edinburgh Tram Network, providing convenient access to Edinburgh Airport. The area is well served by a frequent bus service in and around the City and surrounding areas and the City Bypass is also within proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, supermarkets, cafes, bars and restaurants can be found in the immediate area. There are a good range of leisure facilities including Fountain Park Leisure Complex which includes a Cineworld & Nuffield Health Club, Murrayfield Stadium & walks along the Union Canal.



Approx. Gross Internal Floor Area 73 Sq M / 782 Sq Ft.

1st 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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

