



5/2 Downfield Place
DALRY | EDINBURGH | EH11 2EH

warners
solicitors & estate agents



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Immaculately presented ground floor apartment ideally situated on a quiet street in the heart of trendy Dalry, moments from Haymarket Station, the city centre and a host of local amenities and parks. Set in a handsome traditional tenement the apartment boasts many traditional features, a private front garden, a secure external, under-stair, store, double glazing, electric heating, a well-kept communal garden and ample resident's parking and would make an ideal first time buy or buy to let investment in a tranquil, yet well-connected location. The accommodation comprises of a welcoming entrance hallway with feature archway and fantastic storage, a bright living/dining room with fireplace, functioning window shutters and Edinburgh Press, a contemporary kitchen fitted with attractive units, integrated, and space for, appliances, two double bedrooms, one to the front and one to the rear, and the accommodation is completed by a bathroom with electric shower over bath, and a separate wc and sink.

- Quiet street near to Haymarket Station and the city centre
- Traditional ground floor tenement with private front garden
- Secure external store (under-stair in communal hallway)
- Spacious living/dining room
- Contemporary fitted kitchen
- Two double bedrooms, one with integrated storage
- Bathroom with shower over bath and separate WC
- Double glazing and electric heating
- Well kept communal garden
- Residents' on street permit parking

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



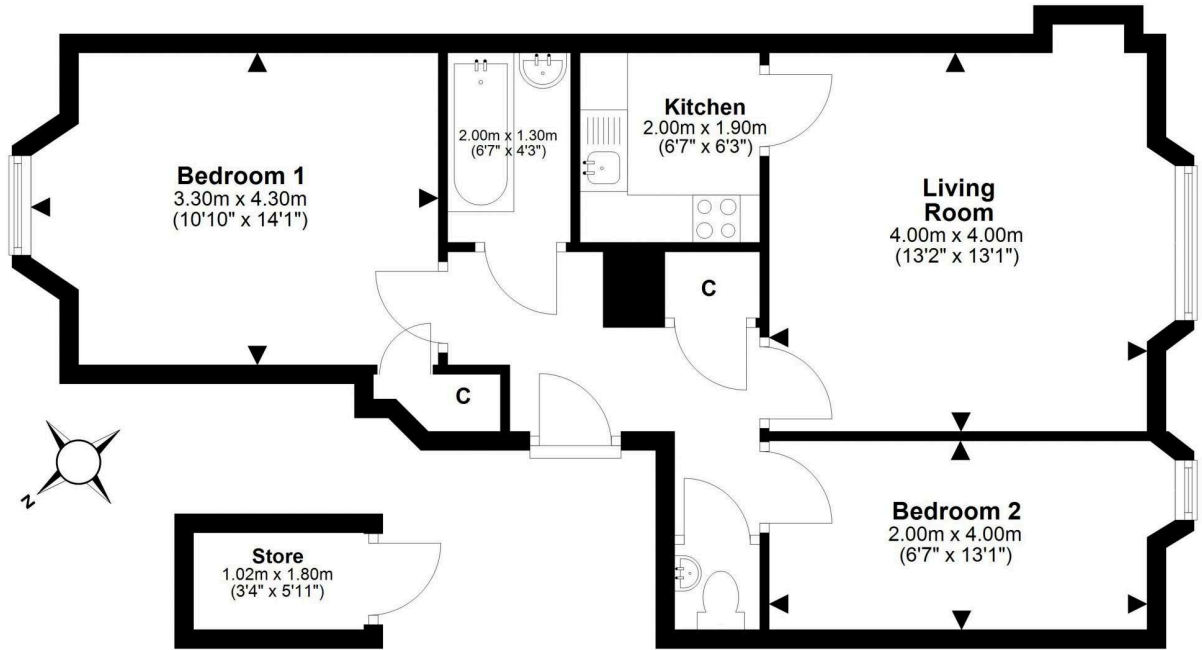
Council Tax: C , Energy Rating: C

No factor associated with this property

Extras: Fixtures and fittings, oven, hob, fridge, washing machine, both beds and bedding, chest of drawer in principle bedroom, wardrobe in smaller bedroom, all mirrors, grey sofa , outdoor table and chairs, piano and trunk storage.

Dalry is a popular area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/M9 motorway network. Further recreational facilities are available at the Fountainpark Leisure Centre including a cinema complex, bars, bistros, restaurants and the Nuffield Health Fitness & Wellbeing Gym.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.