



RALPH SAYER
SOLICITORS & ESTATE AGENTS

198/1F2 Dalry Road

Dalry, Edinburgh, EH11 2ES

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Offering a classic tenement home just a 10-minute walk from the West End and Haymarket's transport hub, this two-bedroom first-floor flat enjoys bright, high-ceilinged interiors with a sunny aspect, tasteful modern styling, and elegant period detailing. The accommodation includes a characterful living/dining room adjoined by a dedicated home study, a stylish contemporary kitchen, two spacious double bedrooms, and a bright bathroom with a shower-over-bath. One bedroom is rear-facing and features useful storage, also provided in the hall. Residents share access to a rear garden, while on-street parking is regulated under Controlled Parking Zone S4.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

Property Summary

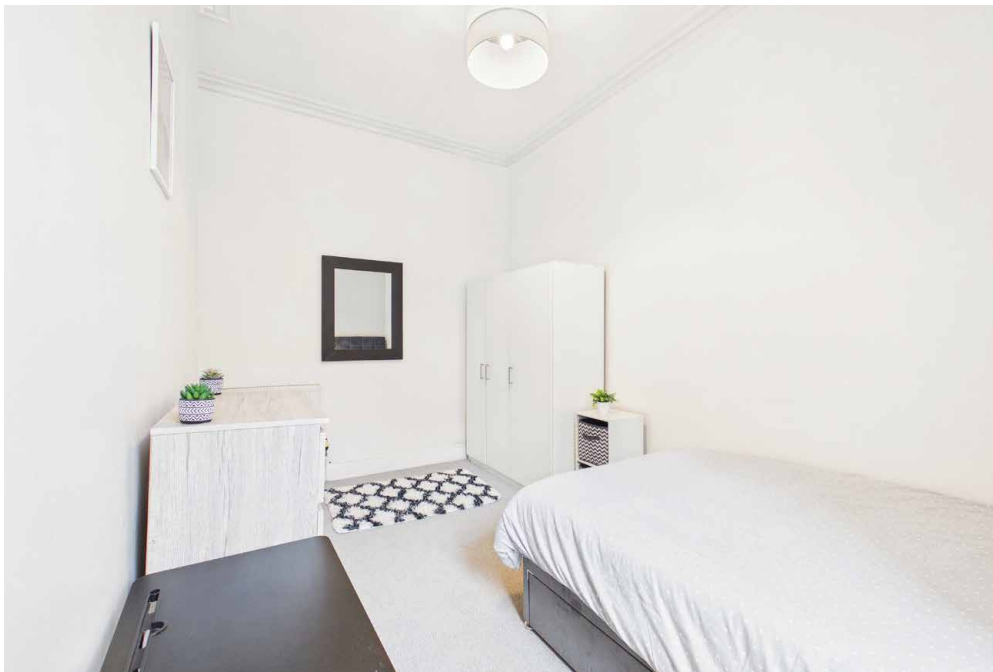
- Elegant tenement home close to Haymarket and the West End
- Bright first-floor flat with tasteful modern styling and period features
- Communal vestibule with secure entry
- Entrance hall with deep storage
- Characterful sun-filled living/dining room with adjoining study
- Stylish contemporary kitchen
- Two spacious double bedrooms, one rear-facing with storage
- Bright modern bathroom with shower-over-bath
- Shared rear garden
- Regulated on-street parking (CPZ S4)
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £265,000



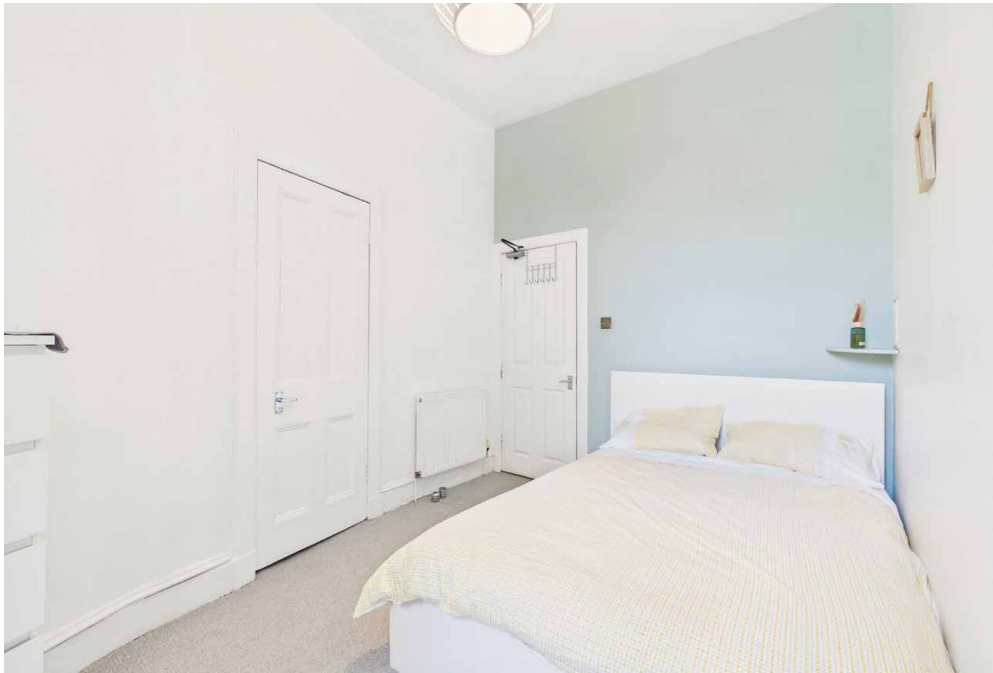




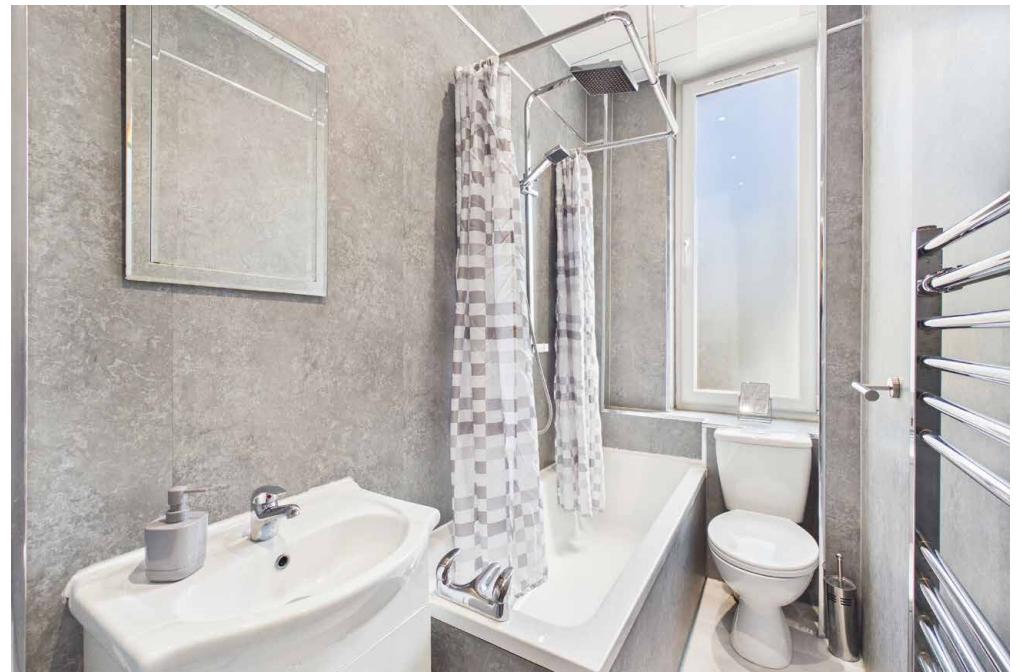
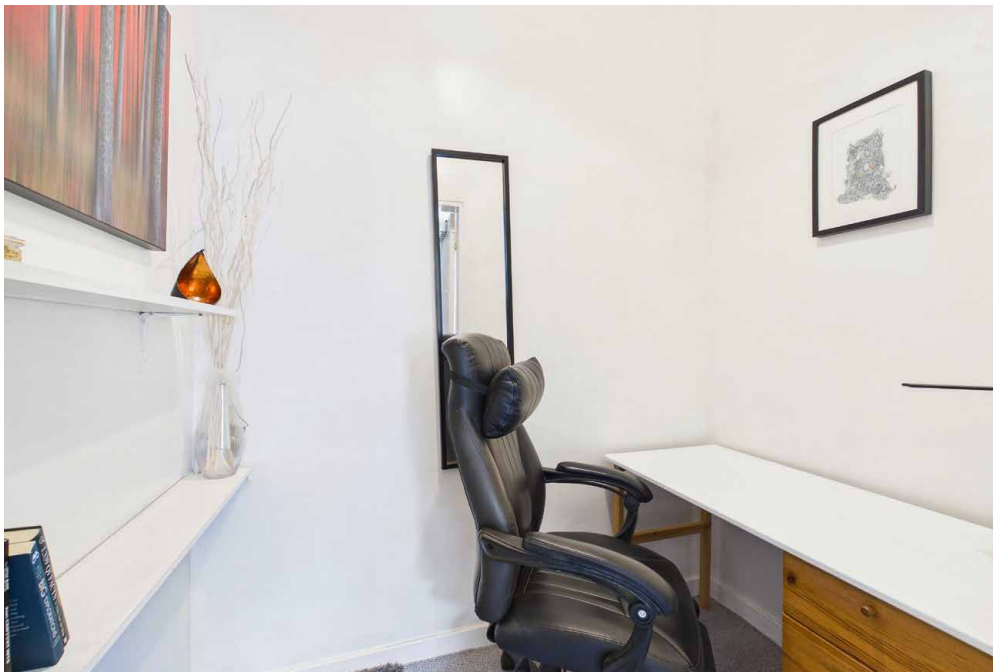
Stylish contemporary
kitchen and two spacious
double bedrooms







Bright modern bathroom
with shower-over-bath and
a shared rear garden





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dream property!



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

