



Highly popular area of Dalry

Spacious, two bedroom, first floor traditional tenement flat



Situated in the highly popular area of Dalry, this spacious two-bedroom traditional tenement flat offers an excellent opportunity for buyers looking to create a wonderful home in a fantastic central location. Retaining a wealth of period charm, the property combines generous accommodation with original features and superb potential for modernisation. Accessed via a well-maintained communal entrance, the accommodation begins with a welcoming hallway offering excellent storage. The bright and spacious lounge enjoys twin windows, decorative cornicing, an original Edinburgh Press, original flooring, and a feature fireplace with an electric fire (not currently in working order and sold as seen). A useful box room located off the lounge provides the perfect space for a home office, study or additional storage. The kitchen is fitted with a range of wall and base units and includes a selection of appliances. There are two generously proportioned double bedrooms, one of which benefits from a traditional Edinburgh Press. Completing the accommodation is the family bathroom, fitted with a bath with overhead shower and featuring a window for natural light and ventilation. While the property would benefit from some modernisation, it presents an excellent opportunity to personalise a spacious period home in a prime location. Further benefits include double glazing, electric heating, a shared communal garden to the rear, and permit parking. This is a superb opportunity for buyers seeking a characterful home in a vibrant and well-connected neighbourhood.

Key Features

- Communal entrance
- Hallway, with storage
- Lounge
- Kitchen
- Two double bedrooms
- Family bathroom
- Period features
- Double glazing
- Electric heating
- Communal garden
- Permit parking



Dalry

Dalry is a popular residential area to the west of the city centre, within walking distance of the West End. There is a wide selection of local amenities including a Lidl supermarket. The area offers excellent leisure and recreational facilities nearby, including the Dalry Swim Centre, the Union Canal walkway and cycle path at Edinburgh Quay, and the Fountain Park Leisure Complex at Fountainbridge with its many bars, restaurants, multi-screen cinema, Nuffield Health Gym and bowling alley. The home of Scottish rugby is a short distance away at Murrayfield Stadium. There are great transport links with Haymarket Railway Station being perfect for commuters, as well as the tram network and regular bus services providing access in and around the city. By car, major road networks are quickly and easily accessible as is access to Edinburgh International Airport. Excellent schooling is well represented, with both the state and private schooling available



Extras

All fitted floor coverings, curtains, light fittings, cooker (with warranty), washing machine and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

£240,000

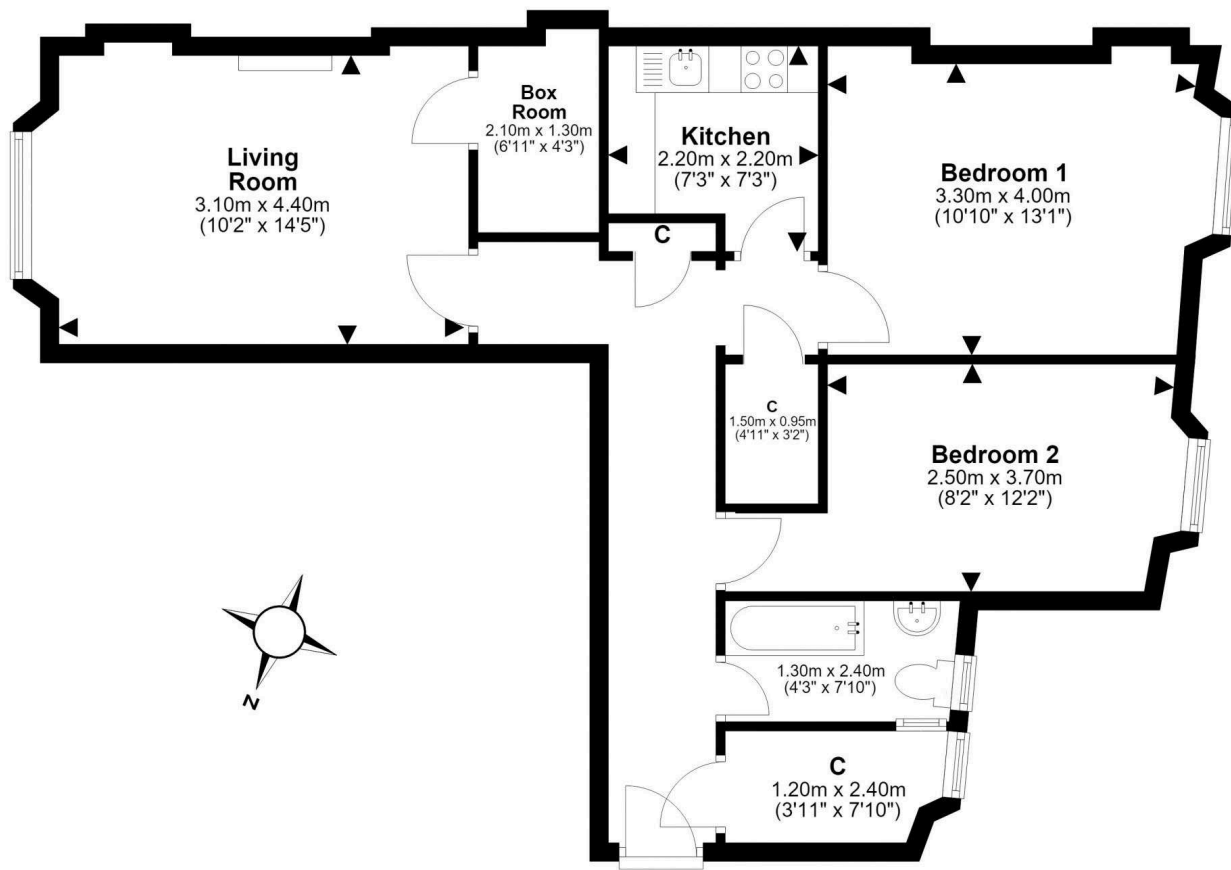
EPC Rating

D

Tenure

Freehold





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.



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