



5/2 Duff Road
DALRY | EDINBURGH | EH11 2TH





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Well-presented two bedroom elevated ground floor flat, situated in a quiet courtyard setting in the popular residential area of Dalry. This bright property has been well-maintained and tastefully decorated throughout.

The spacious living/dining room allows for an abundance of natural light through the large, front facing, bay window and provides a great space for relaxing and entertaining alike. The kitchen is well-appointed and is fitted with floor and wall units with integrated appliances. The bedrooms are well proportioned doubles and both benefit from built-in mirrored wardrobes. A contemporary family bathroom completes the accommodation with electric shower over bath. The property benefits from gas central heating, double glazing, security entry system and fantastic storage options throughout. Externally, there are well maintained common grounds and residents' permit parking. With fantastic local amenities, including a range of restaurants and bars, within easy reach, and Haymarket Station and other public transport links all within walking distance, this property offers immense appeal to a variety of buyers, as well as holding investment potential.

- Bright, elevated ground floor flat
- Sought after location
- Excellent local amenities
- Spacious living/dining room
- Two double bedrooms with fitted mirrored wardrobes
- Fitted kitchen with integrated, and space for, appliances
- Contemporary bathroom with electric shower over bath
- Gas central heating and double glazing
- Security entry system
- Residents' permit parking (two permits)

Council Tax band D, EPC rating C.

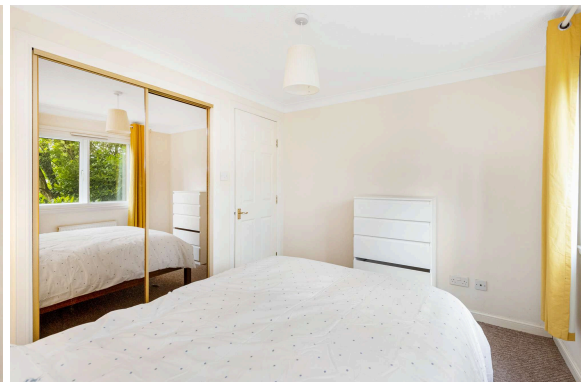
Extras to include: All items of furniture, integrated fridge/freezer, dishwasher, washer dryer oven, hob and extractor fan.

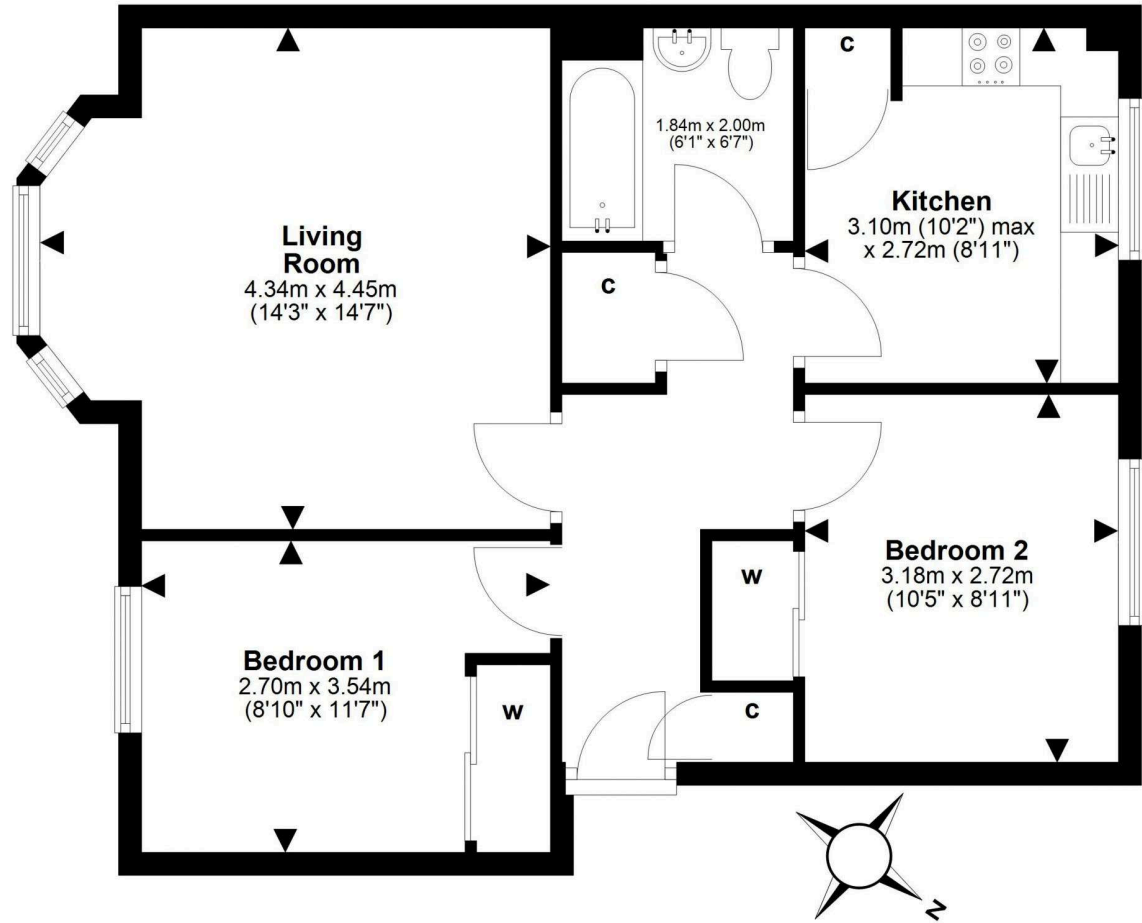
Factor: Trinity Factors £78.62 per month, which includes buildings insurance.

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



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.