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Offers Over
£285,000

218 2F2 Dalry Road

Dalry | Edinburgh | EH11 2ES

This attractive second-floor flat is set within a traditional and well-maintained tenement building, located in the ever-popular Dalry district, just west of Edinburgh city centre. The property enjoys an enviable position close to Haymarket Train Station and benefits from excellent transport links, local shops, cafés and leisure facilities, making it an ideal purchase for a wide range of buyers.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit On Street Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - C



Description

Internally, the flat offers a tasteful combination of period charm and contemporary design, creating a bright and comfortable living environment. Original features sit effortlessly alongside modern upgrades, while gas central heating, powered by a boiler installed in November 2020, last serviced in February 2026, and double glazing throughout ensure warmth and efficiency year-round. Generous storage solutions further enhance the practicality of the home. Accessed via a secure entry system, the property opens into a bright and welcoming entrance hallway, setting the tone for the accommodation beyond. The hallway benefits from two excellent built-in storage cupboards, providing practical space for coats, household items, and everyday essentials while keeping the living areas clutter-free. The impressive bay-windowed reception and dining room is a particular highlight of the home. Generously proportioned and flooded with natural light, this elegant space effortlessly accommodates both lounge and dining furniture. Period features such as attractive decorative corning and a traditional Edinburgh press add charm and character, blending classic architectural detail with modern-day living. The modern fitted kitchen is thoughtfully designed with ample worktop space, and plentiful wall and base units, making it both functional and stylish. It offers an efficient layout ideal for everyday cooking as well as entertaining. There are two generously sized double bedrooms, each offering comfortable accommodation with space for freestanding furniture. In addition, a well-proportioned third bedroom provides excellent flexibility and could be utilised as a home office, nursery, dressing room, or guest bedroom depending on individual requirements. Completing the accommodation is a contemporary three-piece bathroom, fitted with a bath and shower over, combining practicality with comfort.



Extras

The property shall be sold with fixtures, fittings, integrated appliances and fitted floor coverings. Subject to negotiation free standing appliances and furniture may be available.

Gardens & Parking

Externally, residents benefit from a well-kept shared garden to the rear, providing a pleasant outdoor space. Permit and metered parking is available within the surrounding streets.

Viewing

Please contact Neilsons on 0131 625 2222.





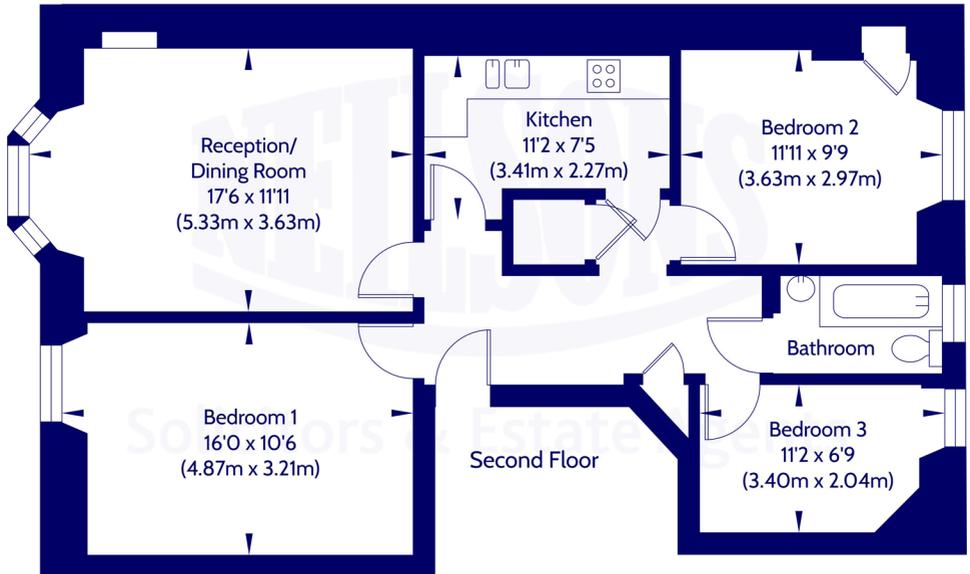
Location

The property is located in the ever-popular residential district of Dalry, positioned to the west of Edinburgh City Centre. The area enjoys a prime setting within easy walking distance of Princes Street and George Street, while Haymarket Railway Station is nearby, offering excellent rail connections. The recently extended Edinburgh Tram Network is also close at hand, providing swift and convenient access to Edinburgh Airport. Dalry benefits from an excellent public transport network, with frequent bus services operating throughout the city and surrounding areas. The City Bypass is easily accessible, connecting to central Scotland's main motorway network and beyond. Residents are well catered for with a wide variety of specialist shops, supermarkets, cafés, bars, and restaurants located within the immediate vicinity. Leisure opportunities are plentiful, including the popular Fountain Park Leisure Complex with its cinema and health club facilities, Murrayfield Stadium, and scenic walks and cycle routes along the Union Canal.





Approx. Gross Internal Floor Area 74 Sq M / 793 Sq Ft.



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

