

COULTERS[©]

FLAT 2 15 ORWELL PLACE

DALRY, EDINBURGH, EH11 2AD

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

15/2 Orwell Place is an impressive, beautifully presented ground floor flat with a fantastic, open 'loft style' feel. Forming part of a late seventeenth-century (B-listed) building that has been converted to modern standards, this stylish property offers attractive, warm and welcoming accommodation throughout.

The generous sitting room area is flooded with natural light, provided by two large south-facing windows. The attractive wood floor bounces yet more light through the room.

KEY FEATURES



Beautifully presented 'loft style' ground floor flat.



Attractive double bedroom with a separate mezzanine floor.



Private patio and shared landscaped grounds.



Residents' on street permit holder parking.



Situated in the popular residential area of Dalry, within walking distance of Haymarket station.



An array of shops and amenities nearby.



EPC Rating - D



Council Tax Band - D



The stylish kitchen area has both wall and base mounted cabinetry with a wrap around worktop and peninsular. The integrated appliances comprise: gas hob, electric oven, dishwasher and fridge. An attractive double bedroom has large fitted wardrobes, benefitting from a door to a private patio area and shared landscaped grounds beyond. Soft carpet is underfoot. A timber stair leads up to the mezzanine level, currently used as a seated work space. A modern bathroom has a bath (with shower over), WC and wash hand basin. There is also a handy utility cupboard. Heating and hot water are provided by gas central heating.

Externally from the property, in the communal stair, there is also a deep under stair cupboard, which provides additional storage space. Residents' permit holder and metered parking is available on the street outside.





THE LOCAL AREA

Dalry is a very popular area only 2 miles west of the city centre, offering an excellent range of supermarkets (Co-op and Lidl) and speciality food stores. There are also numerous independent coffee shops, bars & restaurants available along Dalry Road, Haymarket & the West End, making it a popular foodie destination.

The Haymarket redevelopment programme is almost complete, providing a wealth of job opportunities & further social amenities. The opening of the new Hoxton Hotel is also attracting new business to the area, making this an ideal time to buy in this up & coming area.

The flat is close to a good range of amenities including the Dalry Swim Centre, Fountainpark Leisure Complex (Cineworld and Nuffield Health Centre - through the Telfer Subway) and Murrayfield Stadium. The Roseburn Path & Union Canal also run nearby - ideal for walkers or cyclists.

The property has excellent transport links including Haymarket train station and numerous bus services into & out of town. There are also easy links to the motorway network.

EXTRAS

All fitted flooring, light fittings and integrated kitchen appliances will be included in the sale. The factors are Hacking & Paterson and the management fee is £54 per quarter plus buildings insurance (£163 per quarter).

HOME REPORT VALUATION: £290,000

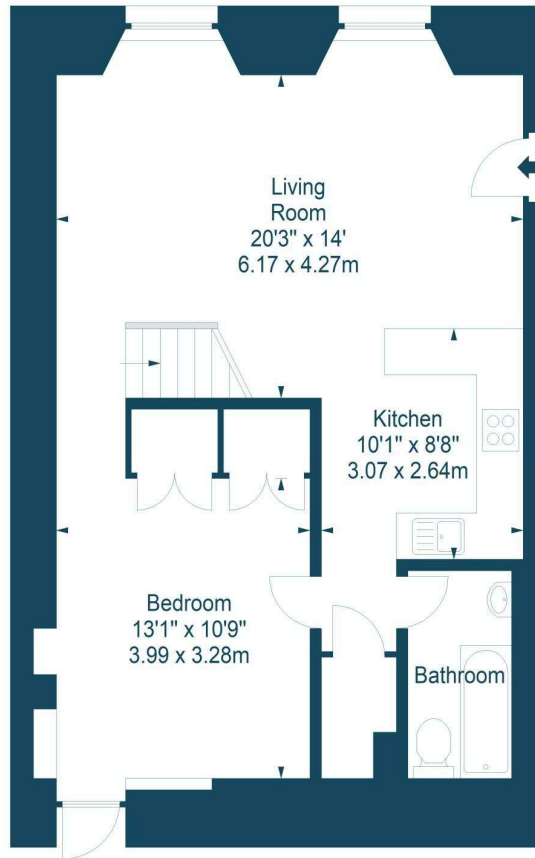




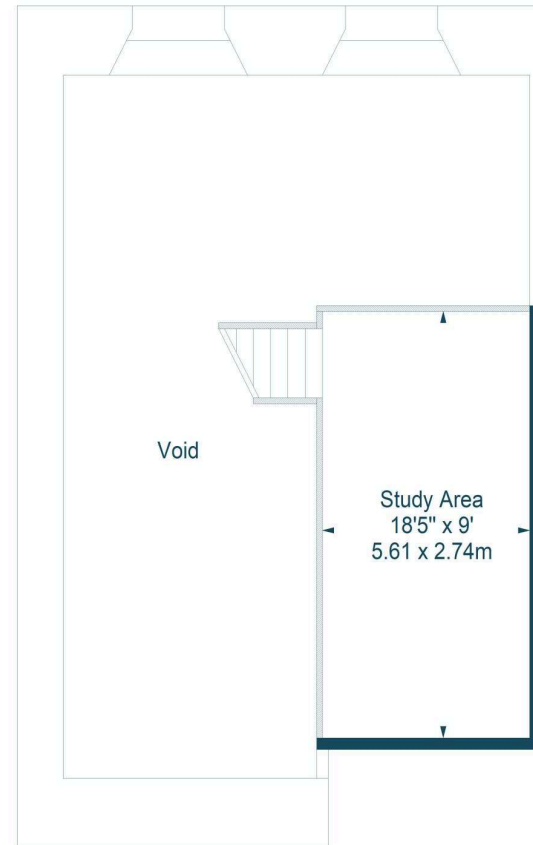
Orwell Place,
Edinburgh,
Midlothian, EH11 2AD



Approx. Gross Internal Area
817 Sq Ft - 75.90 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Mezzanine

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.