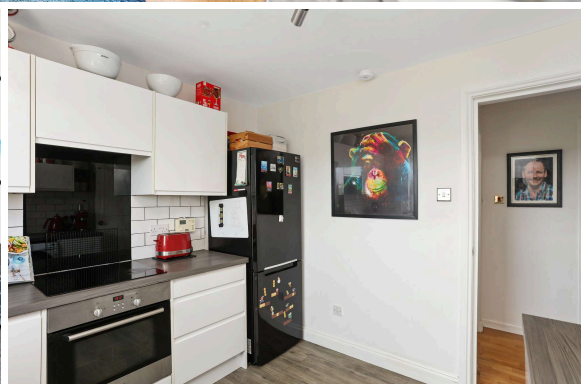




50/6 Dalmeny Road  
TRINITY | EDINBURGH | EH6 4QY

  
**warners**  
solicitors & estate agents





## 50/6 Dalmeny Road

TRINITY | EDINBURGH | EH6 4QY

Situated on the sought-after Dalmeny Road in the heart of Trinity, this beautifully presented three-bedroom flat offers bright and spacious accommodation with the added benefit of a private garage and impressive panoramic views across the Edinburgh skyline including Edinburgh Castle, Arthur's Seat, and Calton Hill.

The property is accessed via a welcoming entrance hallway, which leads to a spacious and light-filled living room, providing an ideal setting for both relaxing and entertaining. The stylish kitchen enjoys spectacular views across the city skyline towards Arthur's Seat and Calton Hill and is well appointed with ample worktop space, a range of floor and wall-mounted units, and a breakfast bar, making it a practical and sociable space for everyday living. There are three generous bedrooms, the two larger bedrooms offering views of Edinburgh Castle, and all offering comfortable accommodation. The third bedroom providing excellent flexibility as a guest bedroom, nursery, home office or study to suit modern lifestyles. A well-appointed bathroom completes the accommodation.

Externally, the property benefits from a private garage, providing valuable parking or additional storage, while residents can also enjoy well-maintained communal grounds.

- Three bedroom flat
- Stunning views over to Calton Hill , Arthur's Seat, and Edinburgh Castle
- Property also benefits from a garage
- Close to local amenities
- Excellent transport links
- New double glazing

Council Tax E and Energy Rating B

Factor fee is approximately £1162 per annum, payable to Ross & Liddle.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The sale will include all fittings and fixtures, with the exception of white goods and furniture which are not included in the sale but can be negotiated separately.

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities, such as the nearby Victoria Park. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. For the commuter there is an efficient public transport network including 24 hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International Airport.

