

KILGOUR

PROPERTY



15/16 Easter Dalry Road, Edinburgh, EH11 2TR





- Spacious Lounge/Dining Area (Bay Window)
- Separate Kitchen
- 2 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Communal Gardens & Grounds
- Residents Parking
- Large Loft Space for Storage
- Factor fee of £75 PCM approx. at point of sale
- Council Tax – Band E
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

A stylish and very well presented top floor flat set within a popular and sought after location that is close to a host of amenities and is very well placed for commuting. The property benefits from gas central heating and is double glazed throughout. There is a large loft offering additional storage.

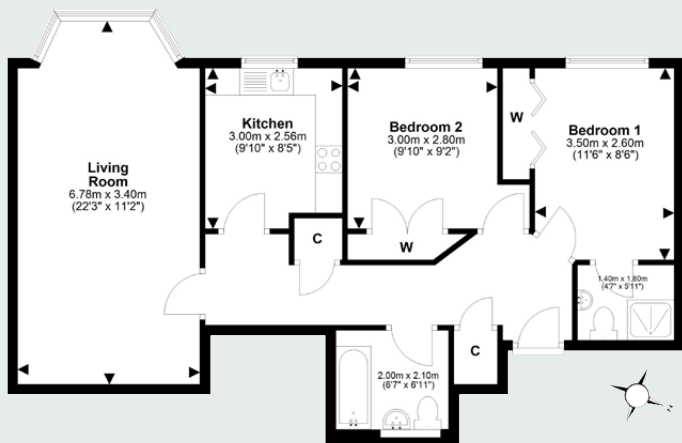
Externally there are very well maintained communal gardens and grounds as well as residents parking. Entrance into the communal building is gained via a secure entry system.

Location

Set within the Dalry area the property is ideally located for easy access to local amenities along Dalry Road, the West End and the city centre. There are several bars, restaurants, supermarkets and other convenience stores within the vicinity of Dalry Road, while a large Sainsbury's supermarket can be found in Gorgie. Further amenities such as coffee shops and restaurants, and Post Office can be easily reached at Haymarket. There are also various recreational facilities close by, including Fountain park which offers a leisure club, bowling alleys, cinema and casino while the Dalry Leisure Centre, further down Caledonian Crescent, has a gym and Victorian swimming baths. Harrison Park and the Union Canal Tow Path provides another option for recreational pursuits. For commuters, this property is ideally situated close to several major bus routes that service the city and Haymarket train station and tram stop is located conveniently nearby for those looking to commute to Edinburgh Airport, Glasgow or further afield.





1 2 2 C 
A B C
EPC BANDE 
COUNCIL TAX BAND

Lounge/Dining Area	22'3 x 11'2	6.78 x 3.40m
Kitchen	9'10 x 8'5	3.00 x 2.56m
Bedroom 1	11'6 x 8'6	3.50 x 2.60m
Ensuite	5'11 x 4'7	1.80 x 1.40m
Bedroom 2	9'10 x 9'2	3.00 x 2.80m
Bathroom	6'11 x 6'7	2.10 x 2.00m





KILGOUR
PROPERTY

95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

rightmove 

ZOOPLA

 OnTheMarket.com

 PrimeLocation