










Offers Over
£175,000

239 3F2 Dalry Road

Dalry | Edinburgh | EH11 2JG

Impressive one-bedroom top floor flat forming part of a traditional tenement in the ever-popular Dalry district, just west of Edinburgh's city centre. Ideally positioned within easy reach of Haymarket Station, excellent transport links, a fantastic selection of local shops, cafés, and leisure facilities, the property is perfectly suited to first-time buyers, professionals, and buy-to-let investors.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation begins with a welcoming hallway offering excellent storage, including a useful shelved cupboard and an additional overhead cupboard. The bright and airy lounge/diner enjoys a pleasant leafy front-facing aspect through twin windows and is packed with character. A window seat with built-in storage provides a cosy place to relax, while the traditional Edinburgh press has been stylishly enhanced with exposed brickwork, shelving, and a clever pull-out desk – ideal for home working. Window shutters further enhance the room's appeal, and a separate dining recess offers an excellent space for entertaining. A large storage cupboard houses the boiler (installed in 2022) together with a freestanding washing machine. The well-kept kitchen is fitted with a range of integrated and freestanding white goods and benefits from partial tiling in the splash areas for easy upkeep. Finished in neutral tones, it offers a practical and attractive workspace. The generous double bedroom provides ample space for freestanding furniture and a variety of layout options. Completing the accommodation is a smart white bathroom suite incorporating a shower over the bath, partial wall tiling, and a heated towel rail.

Further benefits include gas central heating, double glazing, and a secure door entry system.



Gardens & Parking

Externally, residents enjoy access to a well-maintained shared garden to the rear. For the car owner, on-street permit/metered parking is available within the area.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





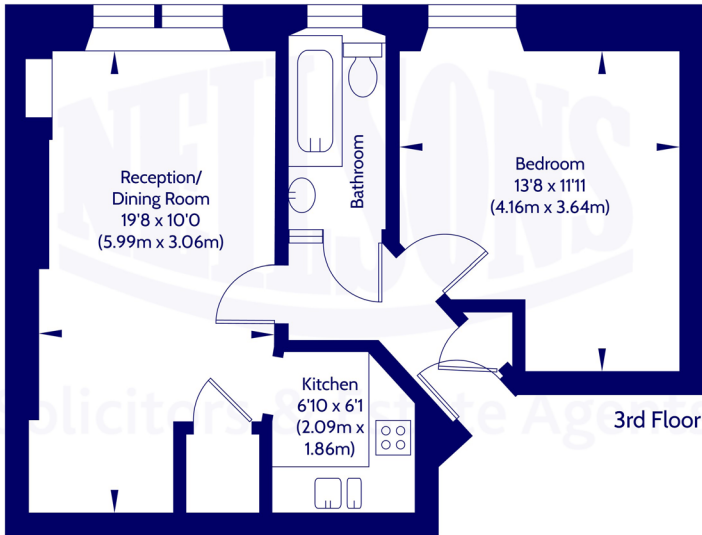
Location

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 45 Sq M / 488 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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- [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.



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