



Offers Over
£250,000

1/9 Easter Dalry Rigg

Dalry | Edinburgh | EH11 2TG

This bright and spacious second-floor flat forms part of a modern yet established development, ideally located just a short walk from the city centre and Haymarket Station. Freshly decorated throughout, the property is situated in the ever-popular area of Dalry and benefits from excellent natural light, generous storage, and access to well-maintained communal grounds. The development further offers a secure entry system and free residents' parking.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Permit Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation opens into a welcoming hallway with ample built-in storage provisions. The attractive bay-windowed reception room enjoys a bright outlook and features laminate flooring, with plenty of space to accommodate both lounge and dining furniture. The fitted kitchen is equipped with a range of wall and base units, providing good storage and workspace. The principal bedroom is generously proportioned and benefits from fitted wardrobes along with a private en-suite shower room. A second well-sized double bedroom also includes built-in wardrobes. The accommodation is completed by a bathroom fitted with a three-piece suite and a shower over the bath.

Trinity Factoring act as the managing agents for the development. The current factoring charges are approximately £800 per annum, which includes building insurance as well as the general maintenance and upkeep of the communal areas and shared facilities, along with contributions towards repairs required within the development.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Residents enjoy access to shared garden grounds, and free permits are available for residents' parking within the development.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

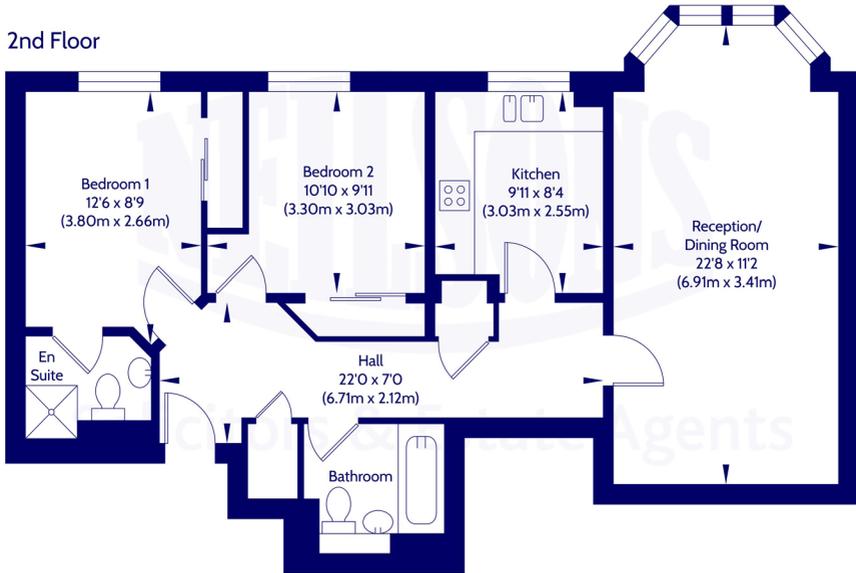
This property is located in the popular residential area of Dalry which is situated approximately two miles west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes and George Street and Haymarket train station is close at hand. The area is well served by a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also within close proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, cafes, bars and restaurants can be found in the immediate vicinity as well as a Co-op, Lidl and a large Sainsburys supermarket in neighbouring Gorgie. There are a good range of leisure facilities in the surrounding area including Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, Murrayfield Stadium, Edinburgh Zoo and a large Pure Gym.





Approx. Gross Internal Floor Area 73 Sq M / 781 Sq Ft.

2nd Floor



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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