



3/4 Northcote Street  
Dalry, EH11 2HL

**Deans**   
Solicitors & Estate Agents LLP



## FIRST FLOOR FLAT

- Living Room/ Dining Room
- Kitchen
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Lift
- Communal Rear Garden
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – B



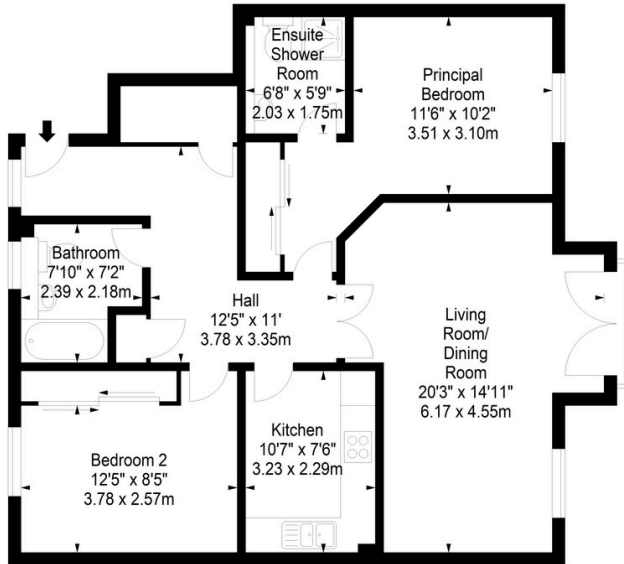
Situated within a peaceful residential development in the sought-after Dalry area, this light and airy, generously proportioned first-floor flat offers comfortable and convenient living. A wide range of local amenities are within easy reach, while Haymarket Train Station is just a short walk away, providing excellent transport links to Glasgow and destinations across the north. Presented in move-in condition, the accommodation comprises a welcoming entrance hallway with a large storage cupboard, a bright and spacious living/dining room with a Juliet balcony, a separate fitted kitchen, two good-sized double bedrooms (both with built-in wardrobes), an en-suite shower room, and a bathroom with shower over bath. Externally, there is a well-maintained communal garden to the rear of the property, private residents' parking and residents' bike shed. Each flat is allocated one parking space, with permits available through the property factor. The property further benefits from a secure entry system, lift facilities, double glazing, and gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine/tumble dryer, dishwasher, and light shades. All appliances included in the sale are sold as seen, with no warranty provided. There is a factoring fee payable to Lowther Homes of approx £277.78 per quarter.



Northcote Street,  
Edinburgh,  
Midlothian, EH11 2HL



Approx. Gross Internal Area  
905 Sq Ft - 84.07 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

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