



1/4 Downfield Place, Dalry, Edinburgh, EH11 2EH

Bright & Well Presented, One Bedroom, First Floor, Corner Aspect Flat

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Property Description

Bright and well-presented, one-bedroom, first-floor corner aspect flat, forming part of a traditional stone-built tenement. Conveniently located in the popular and vibrant Dalry area, just west of Edinburgh city centre.

Comprises an entrance hall, an open plan living room and kitchen, a double bedroom and a bathroom.

With superb natural light and excellent transport links, highlights include a modern fitted kitchen with appliances and contemporary flooring.

In addition, there are modern double-glazed windows, secure entry, and zoned on-street parking to the front.

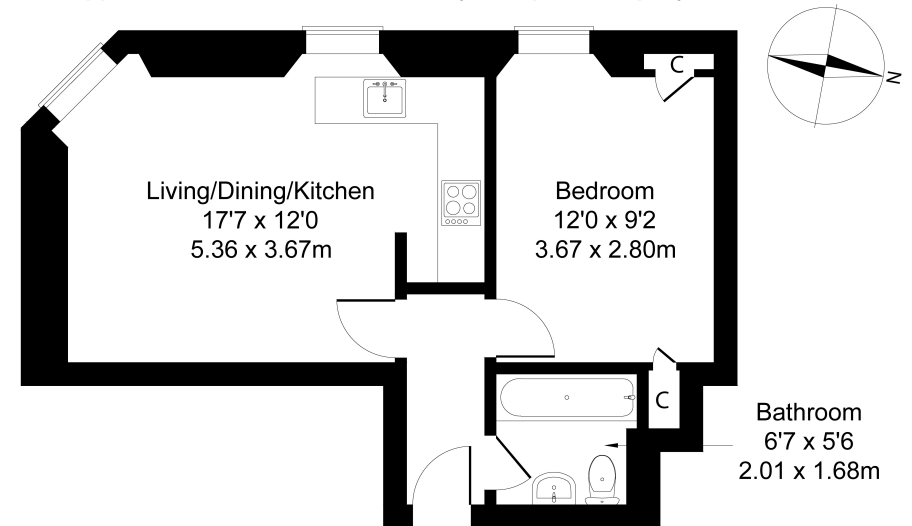
A welcoming entrance hall affords access throughout, and offers ample space for outerwear. The corner aspect, open-plan living room and kitchen feature two windows allowing plentiful natural light, wood effect flooring, two light fittings and decorative coving. To one side, the stylish kitchen is fitted with modern units, wood effect worktops, a sink with drainer, a tiled surround; a freestanding washing machine and fridge; and an integrated oven and induction hob.

The well-proportioned bedroom features two built-in cupboards, wood effect flooring, a central light fitting and further space for storage and bedroom furniture. Whilst completing the accommodation, the bathroom is set internally, with a three-piece suite including an electric over-bath shower and tiled splash walls.



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Approximate Gross Internal Area: (398 sq ft - 37 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Dalry is a high-amenity area within walking distance of Haymarket Station, Edinburgh's West End and the city centre. There is excellent local shopping, with specialist shops and supermarkets close by, including Co-operative and Lidl supermarkets, whilst a Sainsbury's and Aldi are located in nearby in Gorgie. There is an extensive range of cafes, bars and restaurants both in Dalry

West End, whilst leisure facilities include the Fountain Park complex with a multi-screen cinema and fitness centre, and the Dalry Swim Centre. Dalry is also convenient for Napier and Heriot-Watt universities, and Edinburgh College. There are highly frequent bus services, whilst the tram network is available from Haymarket for direct connections to Edinburgh Airport or the city centre.





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