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2f1, 235 Dalry Road, Dalry, Edinburgh, EH11 2JG

Two Bedroom, Front-Set, Second Floor Flat

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Property Description

Beautifully-presented two bedroom, front-set, second floor flat, set in a traditional stone-built tenement, located in the popular and well-placed Dalry district, to the west of Edinburgh city centre.

Comprises: an entrance hall, living room, kitchen, double bedroom, single bedroom and bathroom.

Features include uPVC double glazed windows, gas central heating with a recently serviced combi-boiler, a fitted kitchen, TV and telephone points and a secure entry system.

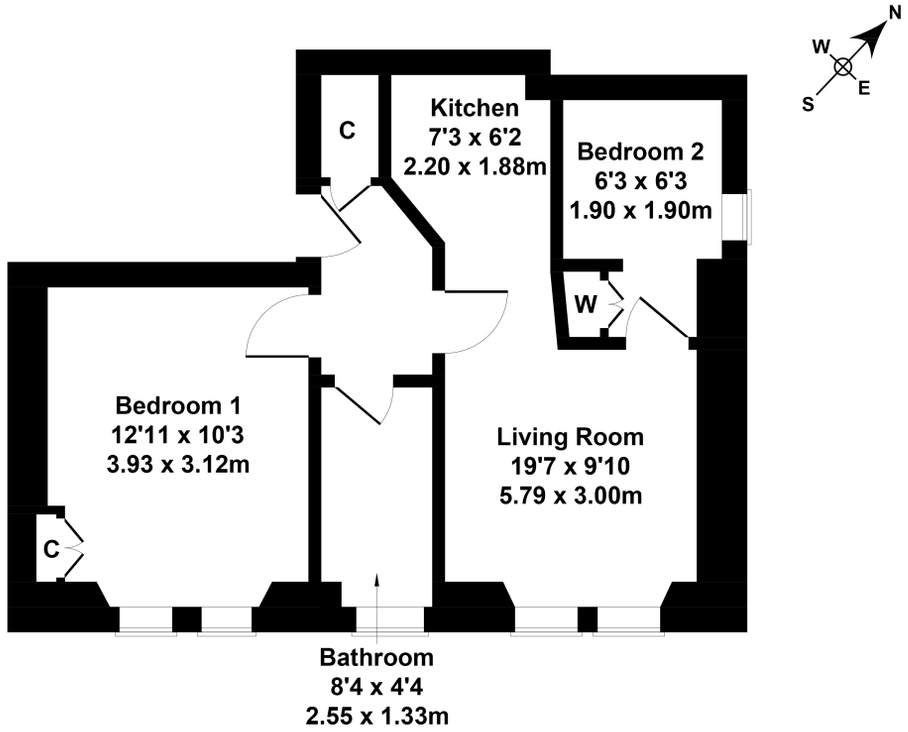
Externally, there is a shared garden to the rear, with permit on-street parking in the surrounding areas.

Access is gained to the flat via the entrance hall which has laminate flooring, a storage cupboard and the secure entry handset. The bright and well-proportioned living room features wood-effect flooring, pendant lighting, and a recessed window which offers plenty of natural light and leafy views.

The kitchen, which is open-plan to the rear of the living area, is fitted with modern units, solid wood worktops, tiled splashbacks and a stainless steel sink. Appliances include an integrated ceramic hob, extractor hood and electric oven, with a freestanding fridge and washing machine.

Bedroom one features a plain cornice, carpeted flooring and space for freestanding bedroom furniture, whilst set off the living room and with a window set to the side, bedroom two features a mezzanine level bed, and may be used flexibly as a study.

Completing the accommodation, the bathroom is fitted with tiled flooring, contemporary three-piece suite with an electric shower over the bath and a chrome towel rail.



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 and the nearby 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 new tram network is available from Haymarket for direct connection to South Gyle and Edinburgh Airport.

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