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## 30/6 Orwell Terrace, Edinburgh, EH11 2DT

Light & Well-Presented, Two-Bedroom, Dual-Aspect, Third (Top) Floor Flat

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# Property Description

Light and well-presented. two-bedroom, third (top) floor flat, forming an established residential development.

Conveniently located in the popular Dalry area, just west of Edinburgh city centre.

Comprises an entrance hallway, an open-plan living/dining room and kitchen, two double bedrooms, and a bathroom.

Tastefully finished through, highlights include a stylish fitted kitchen, a modern bathroom suite, and contemporary flooring. In addition, there is double glazing, electric heating, and a secured entry system.

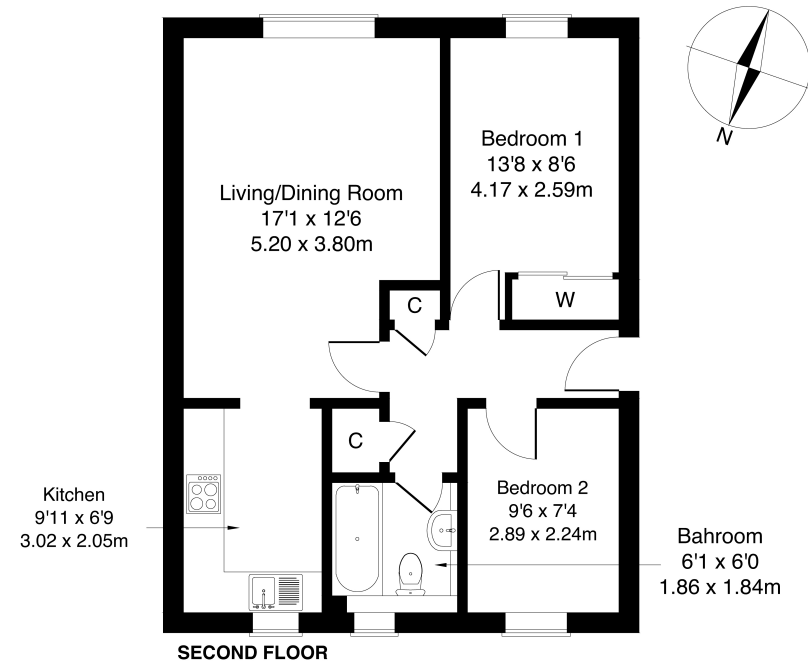
This quiet -cul-de-sac development, includes two permits for the private car park, and shared garden grounds.

A welcoming entrance hall affords access throughout the property and features two convenient storage cupboards, space for outerwear, and wood effect flooring continuing into a spacious, dual-aspect, open-plan public room. To the front of the public room, the lounge area has a feature wall, a wall-mount TV point, ample space for a dining area and a southerly aspect allowing plentiful natural light. To the rear of the room, a stylish kitchen is fitted with modern units and worktops, a sink, a tiled surround; and an integrated oven, induction hob, dishwasher, and washing machine.

Bedroom one is set to the front, tastefully finished with neutral decor, wood effect flooring and a built-in wardrobe with mirrored doors; whilst bedroom two is set to the rear, featuring carpeted flooring. Completing the accommodation, the bathroom has a three-piece suite including a shower over the bath, tiled splash walls, and ample fitted storage.

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**30/6 Orwell Terrace, Edinburgh, EH11 2DT**  
Approximate Gross Internal Area: (592 sq ft - 55 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 and the nearby West End, whilst leisure facilities

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, the city centre and Newhaven.





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