



1/4 Orwell Place, Dalry, Edinburgh, EH11 2AD

Tastefully Presented, Traditional, One-Bedroom, First-Floor Flat

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Property Description

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

Comprises an entrance hallway, open plan living/dining room and kitchen, a double bedroom, a bathroom and a WC.

An ideal starter home or buy-to-let opportunity, well placed for links throughout the city. Features include light, neutral decor, original wood flooring, tall ceilings, a fitted kitchen with appliances, and modern bathrooms.

In addition, there is gas central heating, sash and case windows and a secluded, shared garden to the rear.

An entrance hall, with storage, features original wood flooring and displays the light, neutral decor found throughout the flat. Set to the front, a classically proportioned room enjoys plenty of natural light from tall, twin, sash and case windows and offers versatile floor space for a variety of lounge furniture as well as a dining table and chairs. The reception space flows openly into a kitchen, fitted with light, wood-effect units, stone-effect worktops and splashbacks. Appliances include an integrated oven, a gas hob, a stainless-steel canopy and a freestanding fridge/freezer, whilst plumbing and space are available for a washing machine and a dishwasher.

A spacious double bedroom, featuring a sash and case window and smooth corning, offers generous space for freestanding bedroom furniture and benefits from built-in wardrobe storage.

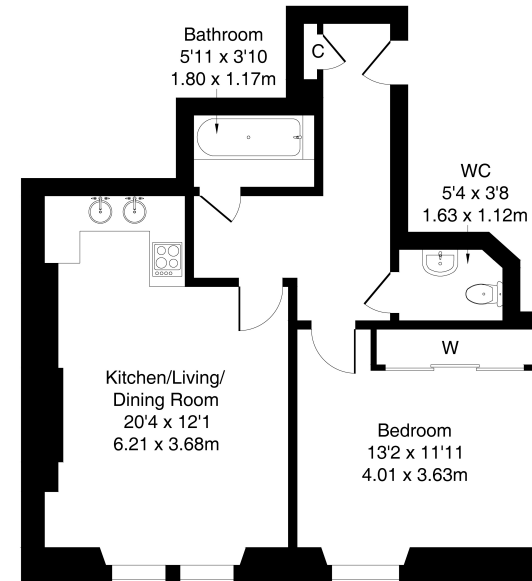
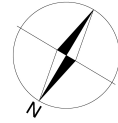
A bathroom includes a bath, with a shower overhead, whilst, completing the accommodation, a separate WC, includes a basin and a chrome, ladder-style radiator.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (581 sq ft - 54 sq m.)



First Floor

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 Sainsbury's and Aldi are located in nearby 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 tram network is available from Haymarket for direct connections to Edinburgh Airport, the city centre and Newhaven.





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