



3F2, 172 Dalry Road, Edinburgh, , EH11 2EG

Immaculately Presented Two-Bedroom Flat with Communal Garden

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Property Description

Immaculately presented two-bedroom flat occupying the top floor of a charming, traditional stone-built tenement. Situated on a quiet side street in the popular Dalry area, just west of Edinburgh city centre.

The accommodation comprises a welcoming entrance hall, spacious living/dining room, well-equipped kitchen, two generous double bedrooms, a versatile box room, and a contemporary shower room.

Highlights include tall ceilings, generously proportioned rooms, and a secure entry system for added comfort and security. Ideally located for a wide range of local amenities, including shops, schools, and excellent transport links.

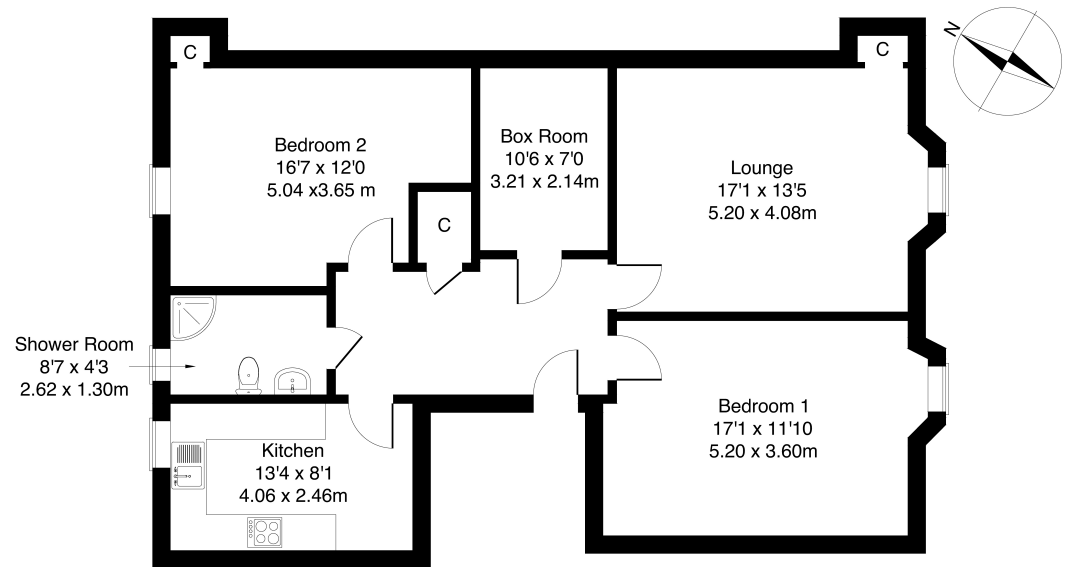
A welcoming entrance provides access to all rooms, leading into a spacious living room featuring attractive wood-effect flooring, tasteful neutral décor, and a charming fireplace—perfect for relaxing or entertaining guests. The kitchen is well-appointed with fitted countertops, a stylish tiled splashback, generous storage options, a sink with a drainer, and additional space for various appliances.

A versatile box room offers valuable extra storage or functionality, complemented by a convenient hallway cupboard for added practicality. Both double bedrooms are finished with carpeted flooring and light, airy décor, each offering ample space for free-standing furniture. Completing the property is a paneled tiled shower room with a modern three-piece suite including a sleek shower cubicle.



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Approximate Gross Internal Area: (990 sq ft - 92 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 well-connected and highly desirable area within walking distance of Haymarket Station, Edinburgh's West End, and the city centre. The neighborhood offers a wide variety of local shopping, including nearby Co-operative and Lidl stores, with additional options such as Sainsbury's and Aldi available in neighboring Gorgie. Residents enjoy an excellent selection of cafes, bars, and restaurants both locally and in the West End, while leisure options

include the Fountain Park complex with its multi-screen cinema and gym, as well as the Dalry Swim Centre. The area is also ideally located for access to Napier University, Heriot-Watt University, and Edinburgh College. Frequent bus services and the nearby tram stop at Haymarket provide direct and efficient transport connections across the city, including to Edinburgh Airport and Newhaven.





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