



28/3, Richmond Terrace, Edinburgh, EH11 2BY

Immaculately Presented, Two-Bedroom, Second-Floor (Top) Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] Zoopla
find your happy

Property Description

Immaculately presented, two-bedroom, second-floor (top) flat inside the traditional stone-built tenement. Located on a quiet cobbled street off Dalry Road, the building has only three flats, making it very peaceful.

Five-minute walk to Haymarket station, excellent transport links.

Comprises an entrance hallway, a combined living-dining-kitchen area, two bedrooms, a shower room and a separate WC. This period property has been renovated and fully insulated (all external walls and ceiling) three years ago, ready to move in.

Quality finish and tasteful decor throughout the flat (engineered wood flooring, stylish and functional kitchen).

The shed inside the garden for storing bicycles and other large items is private, belongs just to this flat. The garden is shared with the other two flats in the building.

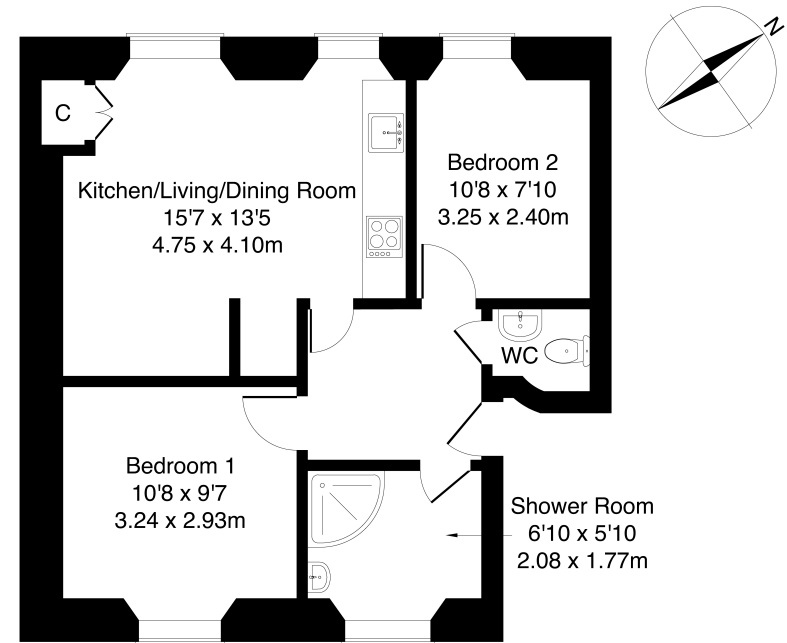
The welcoming entrance hall sets the tone for this attractive property, offering easy access to each room. The spacious living room is a bright and comfortable area, finished with stylish engineered wood flooring. The room has a beautiful outlook onto the street. A built-in storage cupboard adds practicality, while the generous proportions make it ideal for both relaxing evenings and entertaining guests. The modern fitted kitchen features a marble-effect splashback and dimmable spotlights. Integrated appliances include an oven, induction hob, and dishwasher, making it ready for immediate use. WC is located off the hallway.

There are two well-proportioned double bedrooms. The main bedroom offers ample space for a king-size bed and additional furniture, while the second bedroom is a smaller size but can be used as a children's room, a guest room, or a home office. Both rooms are bright and inviting. Completing the property is a modern fitted shower room, featuring tiled flooring and a stylish tiled splashback. A well-kept garden is shared with the other two flats. The garden is walled and suitable for pets. A shed inside the garden to store bicycles and other large items is private and belongs to this flat.



28/3, Richmond Terrace, Edinburgh, EH11 2BY

Approximate Gross Internal Area: (517 sq ft - 48 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. The area offers excellent local shopping with specialist shops and supermarkets nearby, including Co-operative and Lidl. Additional supermarkets such as Sainsbury's and Aldi are located in nearby Gorgie. Dalry and the West End feature a wide variety of cafes, bars,

restaurants. Leisure facilities include the Fountain Park, which houses a multi-screen cinema and fitness centre, as well as the Dalry Swim Centre. The area is convenient for Napier University, Heriot-Watt University, and Edinburgh College. Excellent transport links, the tram network from Haymarket provides direct connections to Edinburgh Airport, the city centre, and Newhaven.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.