



7/8, Orwell Terrace, Dalry, Edinburgh, EH11 2DU

Well-Presented One Bedroom, Second Floor Flat

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Property Description

Light and well-presented, one bedroom flat, set on the second floor of a traditional stone-built tenement. The property is conveniently located on a quiet side street, in the popular Dalry area, just west of Edinburgh's city centre.

Comprises: an entrance hall, living/dining room and kitchen, double bedroom, and a shower room.

Features include a fitted kitchen with appliances, tall ceilings, double glazing, gas central heating, and matching contemporary flooring throughout.

In addition, there is a secure entry system, a shared garden to the rear, and zoned on-street parking to the front and on surrounding streets.

All furnishings are available for inclusion in the sale.

The entrance hall features a built-in store cupboard, the entryphone system, and gives access throughout. A good-sized open-plan public room includes a press cupboard, cornice-work, and a central pendant light fitting. Set to the rear of the room, the kitchen features stone-effect worktops, a sink with drainer, a tiled surround, fridge, washing machine and an integrated electric oven, gas hob and canopy.

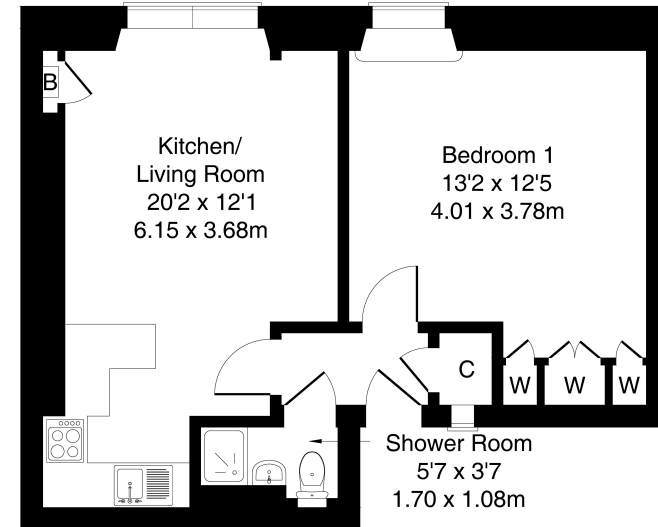
The spacious double bedroom features built-in wardrobes with overhead storage, cornice-work, and a central pendant light fitting. Completing the accommodation, the stylish shower room is set internally off the hall and is fitted with a two-piece suite, with an integrated cubicle with a mains mixer shower and tiled splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (474 sq ft - 44 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

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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