



5/5 Easter Dalry Drive, Dalry, Edinburgh, EH11 2TE

Bright & Well Presented, Two Bedroom, First Floor, Corner Aspect Flat

Offers Over £265,000

espc rightmove[®] Zoopla
find your happy

Property Description

Bright and well presented, two-bedroom, first-floor corner aspect flat, forming part of a modern factored residential development. Conveniently located on a quiet side street in the popular and vibrant Dalry area, just west of Edinburgh city centre.

Comprises a vestibule, hall, living/dining room, kitchen, two double bedrooms, en-suite shower room, and a bathroom.

Features include a fitted kitchen, modern bathroom suites, balconettes for the living room, gas central heating, double glazing and a secured entry system. In addition, there is good storage provision including integrated wardrobes for each bedroom.

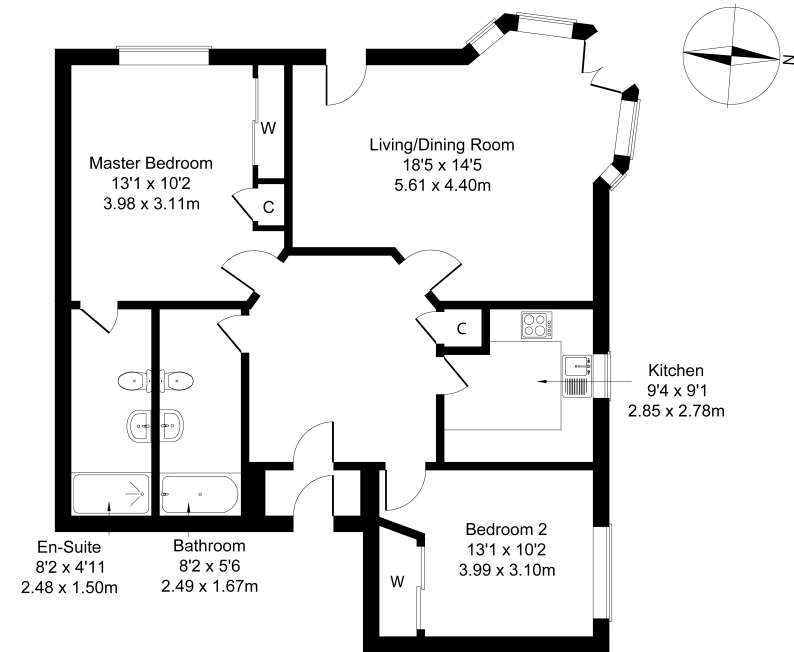
The development provides ample private residential parking, landscaped grounds and a shared bike store.

The vestibule opens into a spacious hallway, providing access throughout each room within the property, including a storage cupboard. The living room is set to the front, featuring a tasteful corner aspect including French doors and a Juliet balcony allowing plentiful natural light, a further Juliet balcony, carpeted flooring and fitted blinds. Also set to the front, the kitchen is fitted with wall and base units with matching worktops, a tiled surround, a sink with drainer; with appliances including an integrated oven and hob, and a freestanding washing machine and fridge/freezer (no warranty will be given with any of the appliances included in the sale).

The master bedroom is set to the side, with carpeted flooring, a central light fitting, a built-in wardrobe with mirror sliding doors, a further built-in cupboard and an en-suite shower room. Whilst bedroom two is set to the opposite aspect, also with carpeted flooring, a central light fitting and a built-in wardrobe. Completing the accommodation, the bathroom is set internally off the hall, with a three-piece suite including a shower over the bath and tiled splash walls.

No Onward Chain.

omov⁸ REAL ESTATE 5/5 Easter Dalry Drive, Edinburgh, EH11 2TE
Estate Agents and Solicitors
Approximate Gross Internal Area: (1001 sq ft - 93 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 tram network is available from Haymarket for direct connections to Edinburgh Airport or the city centre.





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

