



241 Dalry Road, Dalry, Edinburgh, , EH11 2JG

Well-Presented and Spacious, Three-Bedroom, Main Door Duplex Flat

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Property Description

Well-presented and spacious, three-bedroom, main door duplex 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, three double bedrooms, an en-suite, and a separate WC and a shower room.

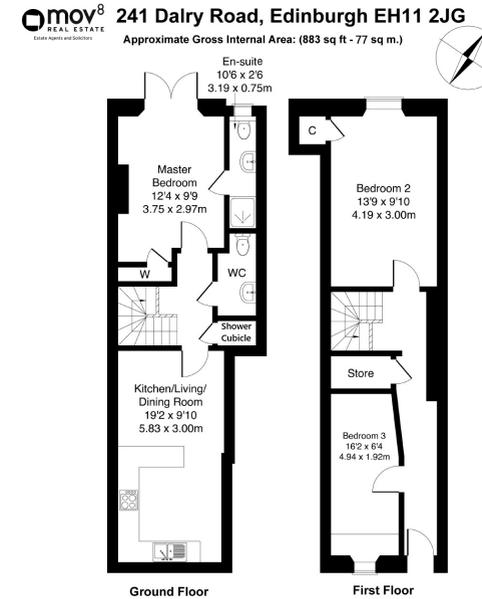
This exciting city centre opportunity is ideally placed for the business and University districts with excellent city transport links. Highlights include a modern kitchen with appliances, gas central heating, double glazing, and good storage.

In addition, the master bedroom has French patio doors opening to a beautifully maintained shared garden.

A welcoming entrance hall provides access to all upper-floor rooms, along with a useful storage cupboard offering additional practicality. Bedroom three features carpeted flooring and a central light fitting, making it ideal as a guest room, home office, or nursery. Further along the hallway, bedroom two enjoys a recessed window that brings in natural light, as well as carpeted flooring and a built-in storage cupboard, perfect for everyday organisation. The first floor provides a well-balanced layout, offering flexible accommodation suited to a range of needs, whether for family living or working from home. On the basement level, the property offers a well-equipped kitchen complete with stone-effect worktops, a tiled splashback surround, tiled-effect flooring, spotlighting, a mixer tap with sink and drainer, and a breakfast bar. Open to the kitchen is a wood-effect floored living area, providing a comfortable and sociable space for relaxing or entertaining. A spacious master bedroom is also located on this level and features a built-in storage cupboard along with French patio doors leading directly to the shared rear garden. The master also benefits from an en-suite shower room, fitted with tiled-effect flooring, a tiled splashback surround, and a ladder-style radiator. Additionally, a convenient WC and a separate shower room are located on the basement level for guest use. Outside, a garden shed provides further storage options.

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Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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Area Description

Dalry is a vibrant and well-connected area, ideally situated within walking distance of Haymarket Station, Edinburgh's West End, and the city centre. The area offers a wealth of local amenities, including a variety of independent shops, cafés, and restaurants, as well as major supermarkets such as Co-operative and Lidl. Additional retail options, including Sainsbury's and Aldi, are available nearby in Gorgie. Residents benefit from excellent leisure facilities, with the Fountain Park

complex—home to a multi-screen cinema, gym, and eateries—just a short distance away. The Dalry Swim Centre also provides a convenient option for fitness and relaxation. Dalry is well placed for access to Napier and Heriot-Watt Universities, as well as Edinburgh College. Well-served by frequent bus routes, the area also enjoys easy access to the city's tram network at Haymarket, offering direct links to Edinburgh Airport, the city centre, and Newhaven.





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