



## 6/7 Orwell Terrace, Dalry, Edinburgh, EH11 2DZ

Light & Beautifully Presented, One-Bedroom, Second-Floor Flat

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)



# Property Description

Light and beautifully presented. one-bedroom, second-floor 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, living room, dining/kitchen, double bedroom, box room and bathroom.

Highlights include a modern fitted kitchen, a stylish contemporary bathroom, tall ceilings, generous room sizes and retention of period features.

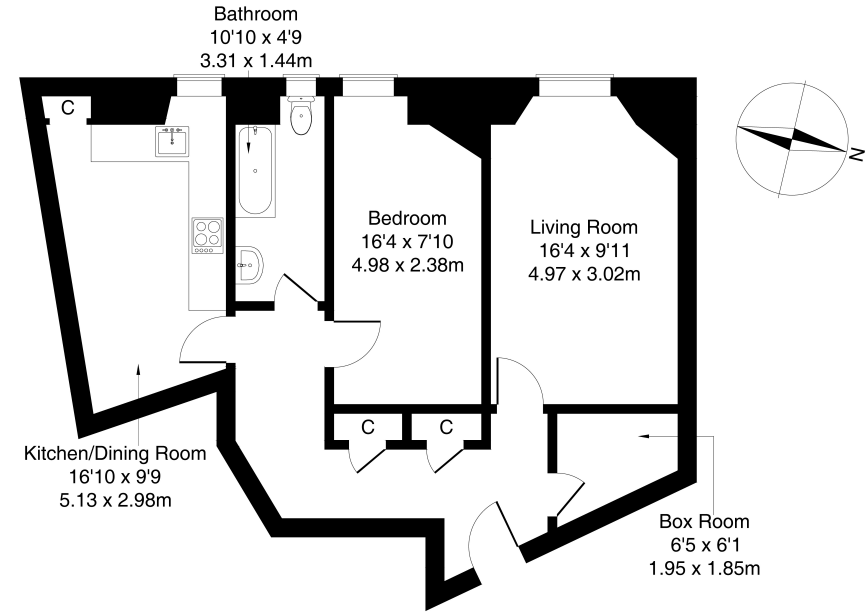
In addition, there is tasteful modern decor, double glazing, gas central heating, a secured entry system, a shared garden, and zoned parking on the surrounding streets.

A welcoming reception hallway gives access throughout, and features two built-in store cupboards, carpeted flooring and the secured entry system. The tastefully finished living room includes a feature fireplace with a quality stone surround, varnished hardwood flooring, and ornate period cornice work.

The bright and spacious kitchen offers space for a dinner/breakfast table; whilst fitted units include stone-effect worktops with matching splashback surround, and an integrated oven and a 5-ring gas hob.

The double bedroom includes period cornice work, varnished hardwood flooring, and a central light fitting together with ample space for freestanding storage. Set internally, the box room is set off the hallway and offers a flexible office/study or storage space. Completing the accommodation, a generous, fully-tiled bathroom is fitted with a modern three-piece suite, including a mains shower over the bath and recessed spotlighting.

**mov<sup>8</sup>** REAL ESTATE **6/7 Orwell Terrace, Edinburgh, EH11 2DZ**  
Estate Agents and Solicitors **Approximate Gross Internal Area: (667 sq ft - 62 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 and the nearby West End, whilst leisure facilities

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, 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

