



Estate Agents and Solicitors

30/4, Easter Dalry Wynd, Dalry, Edinburgh, EH11 2TJ

Beautifully Presented & Spacious, One Bedroom, Dual Aspect Flat.

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Property Description

Beautifully-presented and spacious, one-bedroom, dual-aspect flat on the second floor of a modern, factored conversion of the Caledonian Distillery. Located in a residential development in Edinburgh's Dalry district, west of the city centre.

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

Features include generous room sizes, a fitted kitchen with appliances, double glazing, gas central heating, storage space, a secure entry system and TV and telephone points. Externally, there is ample space in the residents car park, and a well-maintained communal courtyard and grounds.

The entrance hall which has a small storage cupboard as you walk in provides access to each room within the property. Set to the front, the living room has wood effect flooring extending from the hall, a central light fitting, a Juliet balcony and ample space for freestanding living/dining furniture.

Open plan to the living room, the kitchen is fitted with modern units and stone effect worktops, a tiled surround, a stainless steel sink with drainer, an integrated oven, and an electric hob with canopy above. Appliances include a fridge/freezer, integrated dishwasher and washing machine.

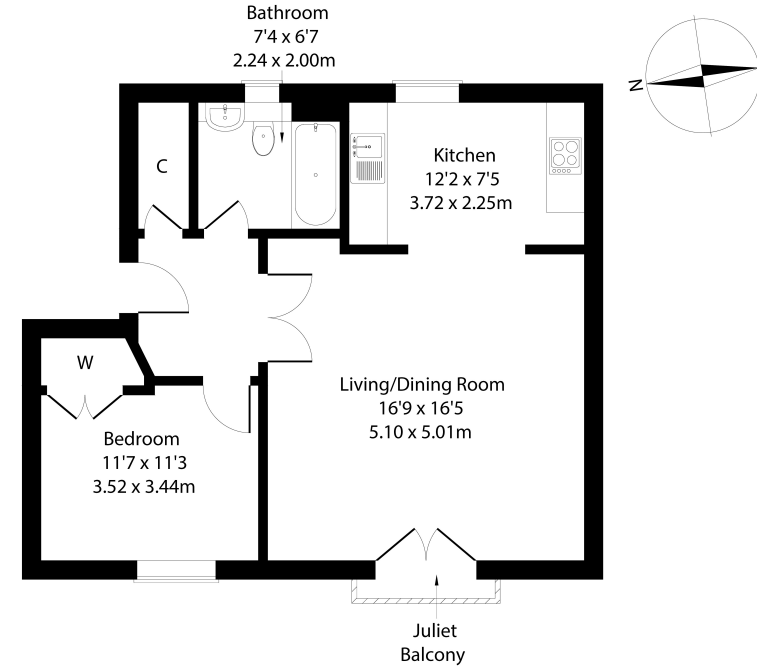
The generously sized bedroom has a built-in wardrobe, carpeted flooring and a pendant light fitting. Completing the accommodation, the modern bathroom is fitted with a three-piece suite with a mains mixer shower over the bath, tiled splash walls and tiled flooring.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (614 sq ft - 57 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 nearby in Gorgie. There is an extensive range of cafes, bars and restaurants both in Dalry and West End, whilst leisure facilities include the

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.





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