



## 18/7 Duff Street, Edinburgh, EH11 2HG

Tastefully Presented, Two Bedroom, Southerly-Facing, Second Floor Corner Flat

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# Property Description

Tastefully presented, two bedroom, southerly facing, second-floor corner aspect flat. Forming part of a modern factored residential development, conveniently located in the Dalry area, just west of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, an en-suite shower room and a bathroom.

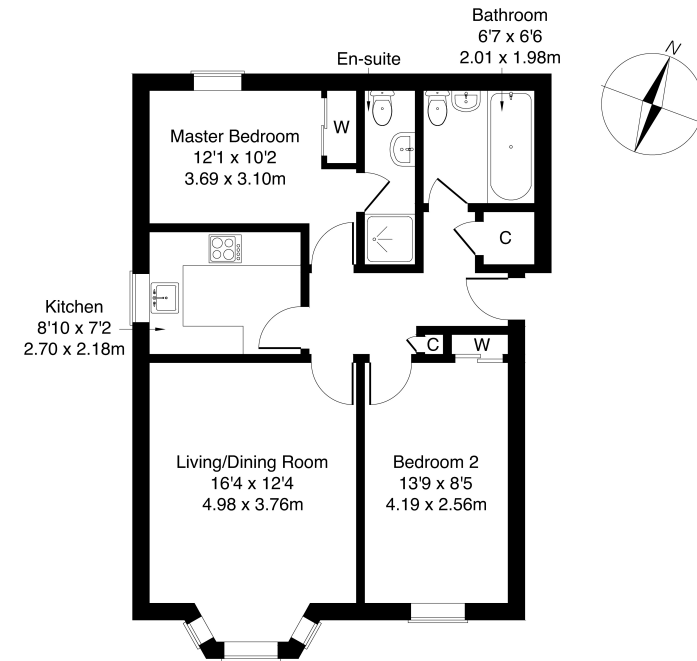
Highlights include a stylish fitted kitchen with appliances, modern bathroom suites, and good storage provision including integrated wardrobes for each bedroom.

Further features include gas central heating, double glazing, secured entry, private residential parking, landscaped grounds and shared bike stores.

A welcoming entrance hall affords access throughout the property, and features carpeted flooring and two built-in storage cupboards. Set to the front, the living room features a southerly-facing bay window allowing plentiful natural light, wood effect flooring, plain coving and ample space for a dining area. With a side-aspect window, the kitchen is fitted with modern units, stone effect worktops with matching upstands and a sink with drainer, with freestanding appliances including an electric cooker, fridge/freezer and washing machine.

Set to the rear, the tastefully presented master bedroom includes light decor, carpeted flooring, a built-in wardrobe with mirror sliding doors and an en-suite shower room. Bedroom two is set to the front, similarly well-sized and finished with light decor, carpeted flooring and a built-in wardrobe with mirror sliding doors. Completing the accommodation, the bathroom is fitted with a modern three-piece suite, including an electric shower over the bath and tiled splash walls.

**mov<sup>8</sup> REAL ESTATE** Flat 18/7, Duff Street, Edinburgh, EH11 2HG  
Approximate Gross Internal Area: (657 sq ft - 61 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, as well as 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 or Newhaven.





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