



83/4 Dalry Road, Edinburgh, EH11 2AA

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

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Property Description

Light and tastefully 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 hall, living/dining room, kitchen, double bedroom, box/store room and shower room.

Highlights include a modern fitted kitchen, quality continuous contemporary flooring, wood-panelled doors, double glazing and gas central heating. Ready-to-move-in, there are well-proportioned room sizes, tasteful modern decor, a secured entry system, and zoned parking on the surrounding streets.

A welcoming reception hall gives access throughout, and offers space for freestanding storage, the secured entry system, a built-in press cupboard and access to the walk-in store room. The well-proportioned public room can accommodate both lounge and dining furniture, and includes a ceiling rose, plain coving and a central pendant light fitting.

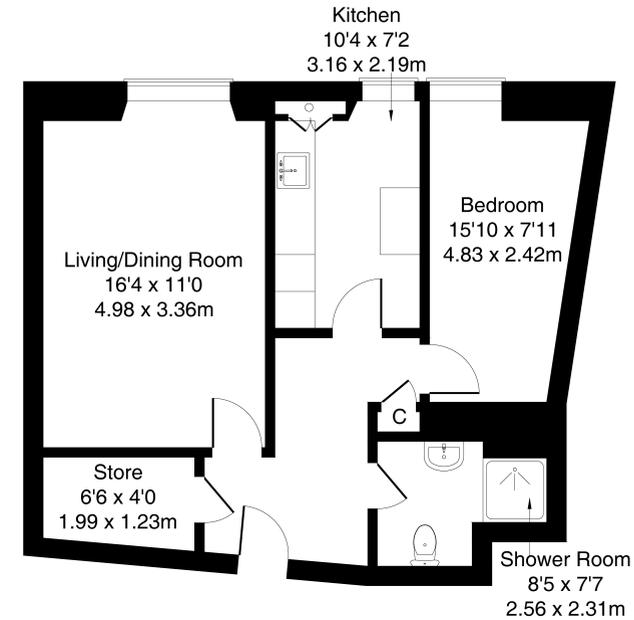
A bright, modern kitchen includes recessed spotlighting, stylish fitted units and worktops, stainless steel splashbacks, a sink with drainer, a cooker with a gas hob, a washing machine and a fridge/freezer.

With good natural light from the property's south-westerly orientation, the double bedroom includes period cornice work and a central light fitting together with ample space for freestanding storage. Completing the accommodation, set internally off the hall, a generous shower room has a two-piece suite, an integrated shower cubicle, tiled splash walls, and a wall cabinet.



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Approximate Gross Internal Area: (570 sq ft - 53 sq m.)



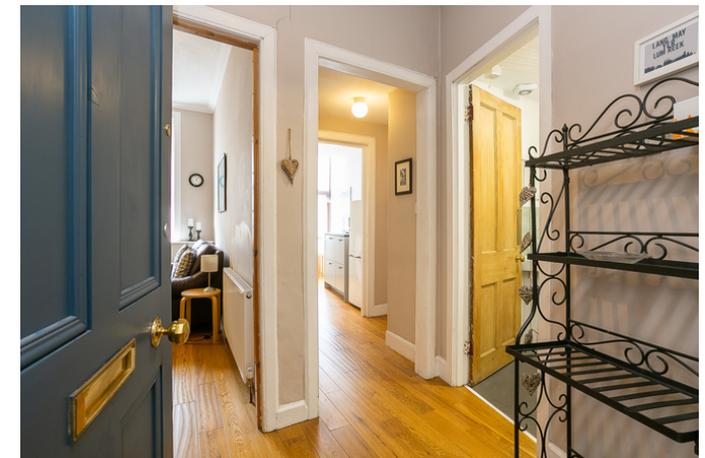
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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.





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