

DALRY
143/6 DALRY ROAD
EH11 2EA



EPC RATING: C

OFFERS OVER £175,000



SPACIOUS, NEUTRALLY DECORATED ONE BED SECOND FLOOR FLAT IN TRENDY DALRY

Located in one of the most up and coming areas of Edinburgh with the West End on its doorstep, this great flat would make an ideal first time buyer or investment property. Ready to move into with its large lounge, kitchen/dining room and bedroom, there is loads of room to spread out. Dalry has become somewhat of a foodie area with its wide range of coffee shops, restaurants & delis and there are excellent transport links into the city centre.

VIEWING

Sun 2-4 or by appt pls call 0131 4466850

PROPERTY DESCRIPTION

- L shaped hallway leading to all the rooms
- Large sitting room with twin windows to the front
- Roomy kitchen/dining room with wide range of cream shaker style units & appliances and space for dining with handy larder cupboard
- Good sized double bedroom quietly set to rear
- Modern shower room with fitted storage, walk in electric shower, sink & wc
- Gas central heating from annually serviced Worcester combi boiler and double glazed windows
- Communal rear garden
- Residents' permit parking in nearby streets

AREA

Dalry is a very popular area only 2 miles West of the city centre, offering an excellent range of supermarkets (Co-op and Lidl) and speciality food stores. There are also numerous independent coffee shops, bars and restaurants available along Dalry Road, Haymarket & the West End, and also through the Telfer Subway at Fountainpark. Once the Haymarket redevelopment programme is complete, there will be further bars & restaurants available and the new Hoxton hotel. The flat is close to a good range of amenities including the Dalry Swim Centre, Fountainpark Leisure Complex (Cineworld and Nuffield Health Centre) and Murrayfield Stadium. The Roseburn path and Union Canal also run nearby - ideal for walkers or

cyclists. The property has excellent transport links including Haymarket train station and numerous bus services into & out of town. There are also easy links to the motorway network.

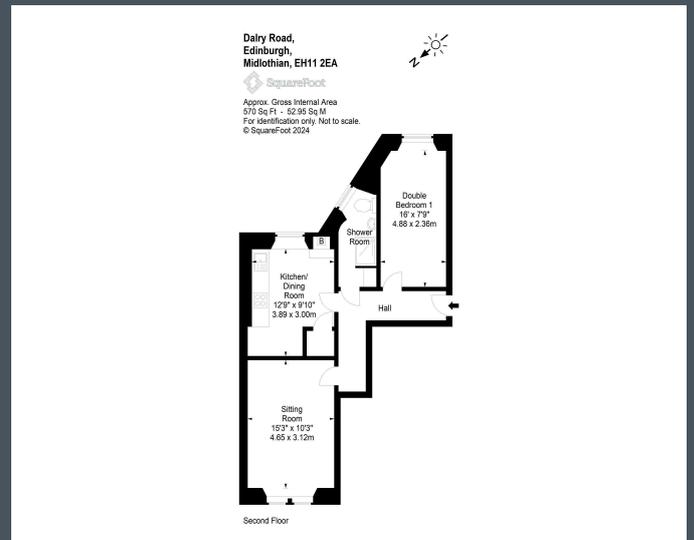
EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, freestanding fridge & washing machine are included in the sale.

HOME REPORT VALUATION

£185,000

Sitting room	15'3 x 10'3 (4.65 x 3.12m)
Kitchen/dining room	12'9 x 9'10 (3.89 x 3.00m)
Bedroom 1	16' x 7'9 (4.88 x 2.36m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing. In order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

