



7/1 DOWNFIELD PLACE

DALRY, EDINBURGH, EH11 2EH



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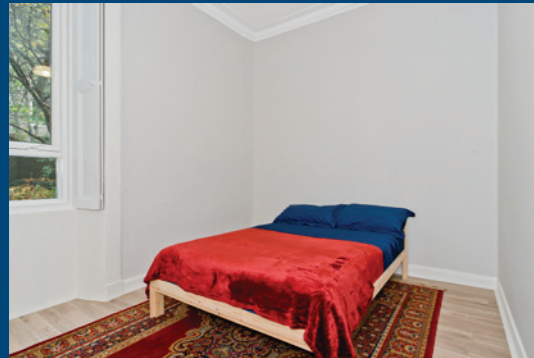


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7/1 Downfield Place

This two-bedroom, ground-floor flat is brought to market in move-in condition, enjoying lightly decorated interiors and modern fixtures and fittings. It forms part of a traditional tenement building in sought-after Dalry, and has a convenient setting within walking distance of Haymarket train station and Edinburgh's fashionable West End – perfect for city professionals, as well as couples, small families, and downsizers.

Accessed via a secure entry system, the flat's front door opens into a central hall that connects to all accommodation. It offers built-in storage, as well as a warm welcome, and leads left into the living/dining room. This reception area is enhanced by crisp neutral décor and a southwest-facing window for lots of natural light. It features decorative cornice work and a ceiling rose, and has a focal-point fireplace beside a shelved recess. The kitchen is adjacent, openly accessed from the hall. It has cherry-red cabinets and contrasting worktops that are framed by on-trend splashback tiles. A range of appliances are included in the sale too (brand-new integrated oven and ceramic hob, and a freestanding fridge/freezer, a dishwasher, and a brand-new washing machine). Set side by side, the two double bedrooms both continue the soothing neutral palette; plus, they are laid with wood-textured floors for ease of maintenance. The principal bedroom further benefits from working window shutters and the other has a built-in wardrobe. Finally, the bathroom has a modern three-piece suite, including an overhead rainfall shower, and attractive marble-inspired wet walls. Gas central heating and double-glazed windows ensure year-round comfort.

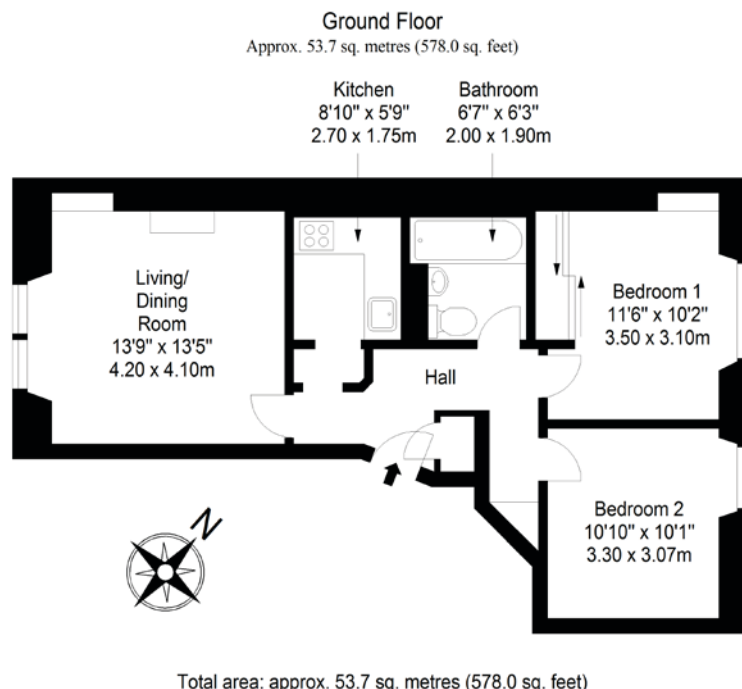
Outside, there is a private front garden and a communal rear garden that has a shared drying area. Controlled parking is also available with a residents' permit (Zone S4).

Extras: all fitted floor and window coverings, light fittings, integrated appliances, a fridge/freezer, a dishwasher, and a washing machine to be included in the sale.



Dalry, Edinburgh

Situated next to Haymarket Station and within walking distance of the city centre and Fountain Park, the popular residential area of Dalry attracts professionals, students and young families to this western part of Edinburgh. The area boasts a bustling main street lined with socialising hotspots, eateries, coffee houses, shops, supermarkets and services outlets. Dalry offers a wealth of leisure and recreational activities including one of Edinburgh's Victorian swimming baths (now Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which boasts a Cineworld cinema, a Nuffield Health gym, adventure golf, a trampoline park, a laser tag arena, a bowling alley, and a selection of bars and restaurants. The area also benefits from good state schooling at primary and secondary level, in addition to being ideally placed for some of the capital's best independent schooling options. Just 30 minutes' walk from Princes Street, Dalry also enjoys fantastic public transport links with regular bus routes all across the city. Nearby Haymarket Station provides excellent rail links throughout Scotland and beyond, and is also served by the new tram service running between York Place and Edinburgh Airport.



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