



RALPH SAYER
SOLICITORS & ESTATE AGENTS



249, DALRY ROAD

EDINBURGH, EH11 2JQ



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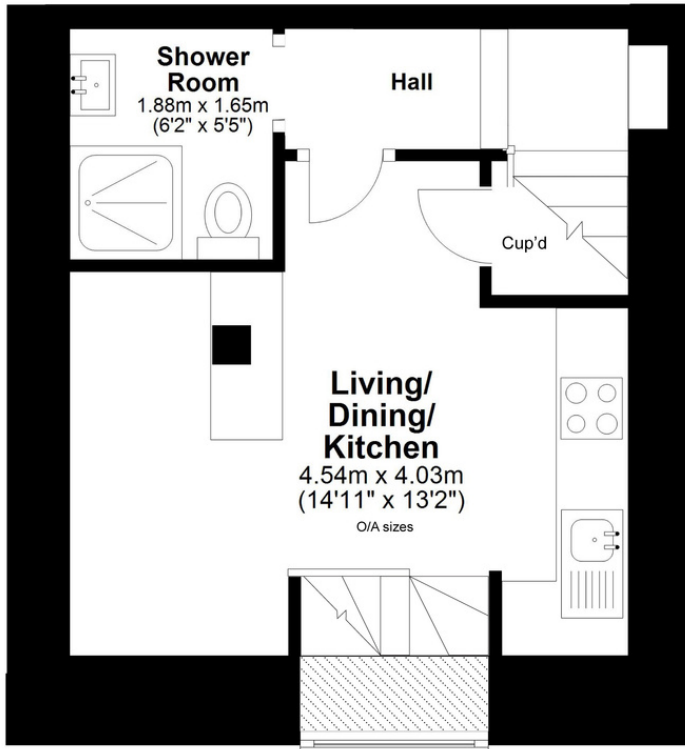


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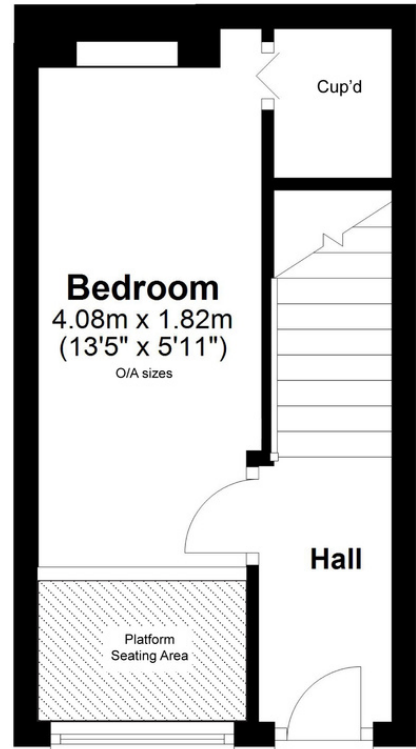
A unique one bedroom main door flat in a prime location. Expertly converted from a former retail space, the property has been renovated to the highest standards, to create a stunningly modern, yet cosy environment, an ideal proposition for professionals wanting a base close to the city centre or the investor.

FLOORPLAN



Basement

Approx. 23.2 sq. metres (249.4 sq. feet)



Ground Floor

Approx. 15.8 sq. metres (169.7 sq. feet)

Total area: approx. 38.9 sq. metres (419.1 sq. feet)

Floorplan for layout purposes only. Not To Scale

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EMAIL PROPERTY@RALPHSAYER.COM
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STYLISH CONTEMPORARY INTERIORS



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The accommodation is spread over two levels, boasting solid wood flooring throughout. On ground level is a stunning bedroom featuring a large walk in cupboard, LED lit open box shelving and a unique platform seating area, next to the window, boasts a remote control black out blind, to create ensured privacy. On the lower level is the main living area and shower room. The kitchen and living room are the highlight of the property. Supplied by Kitchens International, the sleek modern units, provide ample storage, finished with quartz work tops, with induction hob. A fridge and washing machine are cleverly hidden beneath. The living area is partially divided from the kitchen by a curved edge quartz breakfast bar/work area. Finally, a luxurious; hotel style - shower room features a glass/chrome enclosure with rain-forest shower, a contemporary basin vanity unit and a chrome ladder radiator towel. The property benefits from electric heating and triple glazed windows.







NEARBY MURIESTON PARK

DALRY

Bustling Dalry, which is a highly sought after location, due to its close proximity west of the city centre (approx: 2.5 miles), and Edinburgh's financial district in the west end. This location offers an easy commute both for work or pleasure, for Edinburgh's vast array of attractions, including Museums, Theatres, bars and restaurants.

There are also excellent local amenities, within Dalry, including fabulous eating establishments and various independent and specialist shops. Fountainpark Entertainment Centre is a short walkaway, offering a Cineworld, Virgin Active gym and Tenpin Bowling.

It is a popular with the student market due good bus services, linking to various universities. Haymarket railway station and the tram network, is a 10 minute walk, offering easy commuting and access to Edinburgh International Airport.



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.