



**20/1 Downfield Place, Dalry,  
Edinburgh, EH11 2EL**



**CHARTERED FIRM**



**ELP**   
Arbuthnott  
McClanachan  
solicitors & estate agents

## STUNNING

### ONE BEDROOM GROUND FLOOR FLAT



A stunning, bright and attractive, one bedroom, ground floor flat quietly situated to the rear of a well-kept building. It forms part of the desirable Dalry district in Edinburgh, within a mile of Princes Street and the West End. It is also easy walking distance from Haymarket with its train station, tram stops and airport bus. The area is well served by independent shops, cafes and restaurants. The property has been stylishly decorated throughout in neutral tones, is in walk in condition, ideal for a first-time buyer or an investment opportunity. The accommodation which is in good order consists of a communal entrance stair, a hallway with storage, an attractive sitting room with stained oak effect flooring and a modern kitchen with a range of units and appliances. There is also a double bedroom with a fitted walk in wardrobe/ dressing area and a bathroom. In addition to the accommodation there is a utility/laundry room housing the new boiler and automatic washing machine and a large, secure cupboard located in the communal stair, adjacent to the flat, provides fantastic storage space.

Communal stair with entry phone

Hall

Sitting room

Kitchen

Double bedroom with fitted wardrobes

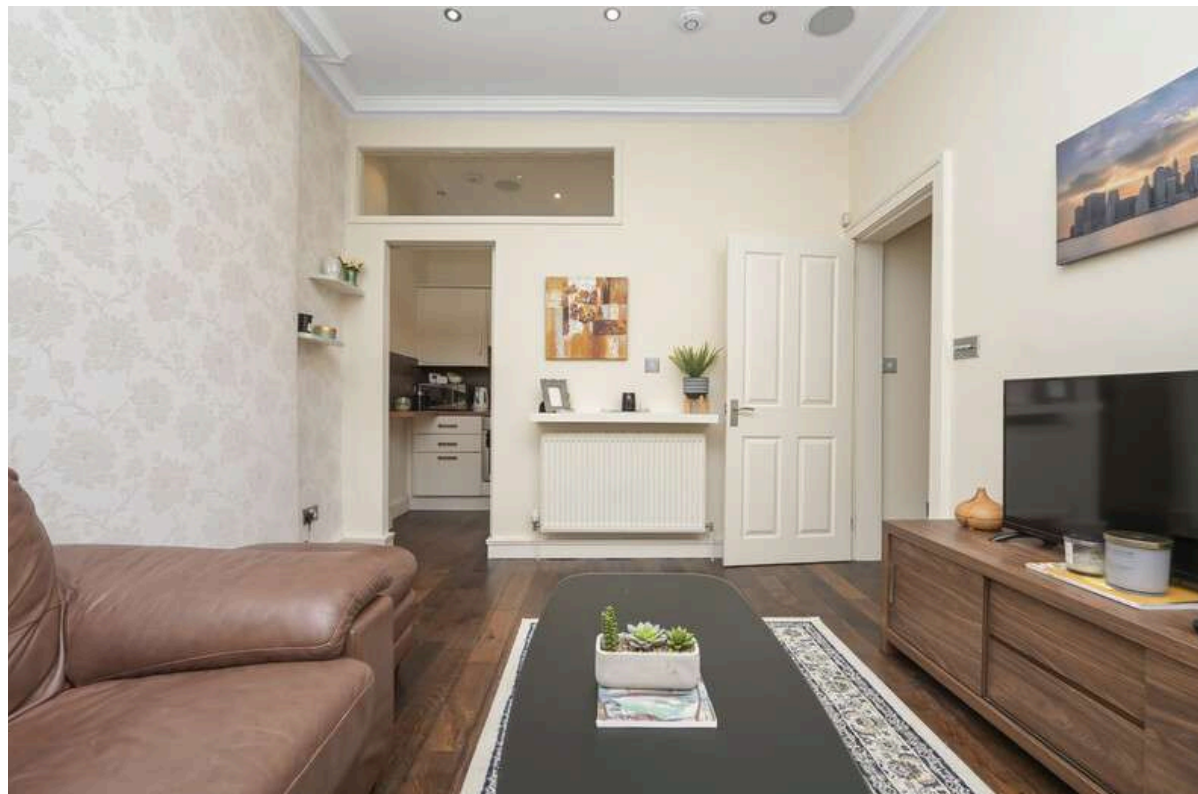
Bathroom

Gas central heating

Double glazing

Communal Garden/ drying green to the rear

On street permit zone and pay and display parking





## DALRY

Dalry is a popular residential area to the West of the City Centre, within walking distance of the West End. There is a wide selection of local amenities including a Lidl supermarket. The area offers excellent leisure and recreational facilities nearby, including the Dalry Swim Centre, the Union Canal walkway and cycle path at Edinburgh Quay, and the Fountain Park Leisure Complex at Fountainbridge with its many bars, restaurants, multi-screen cinema, Nuffield Health Gym and bowling alley. The home of Scottish rugby is a short distance away at Murrayfield Stadium. There are great transport links with Haymarket Railway Station being perfect for commuters, as well as the new Tram Network and regular bus services providing access in and around the City. By car, major road networks are quickly and easily accessible as is access to Edinburgh International Airport. Excellent schooling is well represented, with both the state and private schooling available.



### Extras

All fitted floor coverings, blinds, curtains, light fittings, oven, hob, new automatic washing machine and fridge are included in the sale (no warranties given). All furnishings including tv to be included subject to negotiation.

### Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

B

### Home Report Valuation

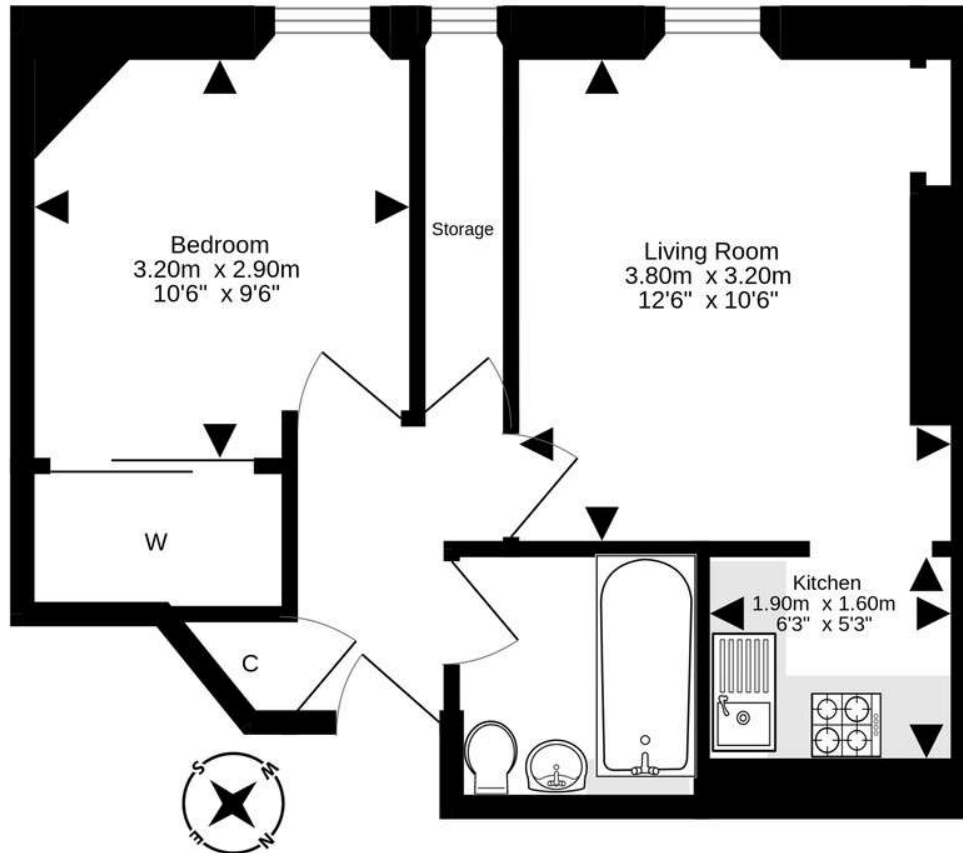
£145,000

### EPC Rating

C



Storage  
3.00m x 0.70m  
9'10" x 2'4"



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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