

**24/5 Duff Street
Edinburgh EH12HG**

Fixed price £230,000

- Large living/dining room
- Kitchen fitted with a range of floor and wall mounted units, electric hob and oven
- Two large double bedrooms both with fitted wardrobes
- Hallway with three storage cupboards
- Bathroom fitted with three-piece suite and electric shower over the bath
- Gas central heating and double glazing throughout
- Residents parking



Second Floor Flat

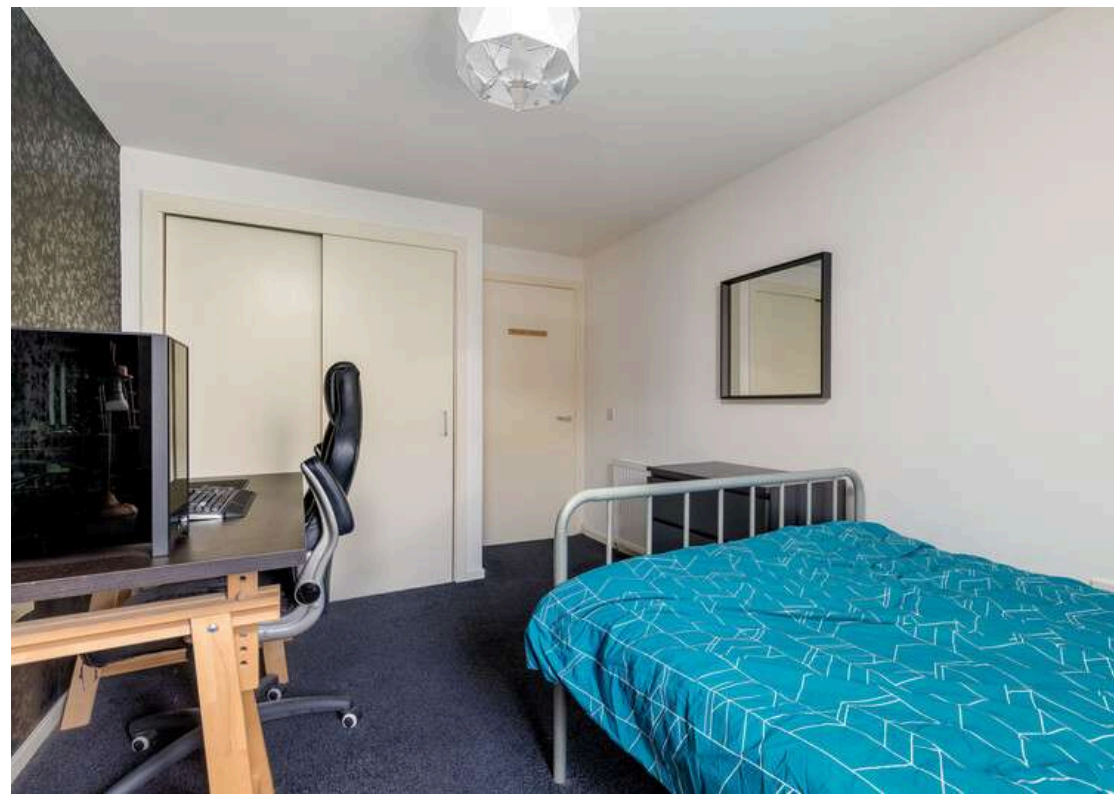
Blair Cadell are delighted to bring to market this immaculate two bed flat in the heart of Dalry. With a superb range of local amenities along with swift access to the city centre and beyond, the property would be ideal for a young professional or first time buyer and must be viewed.

The accomodation comprises of an entrance hallway with three cupboards offering plenty of useful storage space. A large living/dining room perfect for hosting friends and family. A smart kitchen fitted with a range of floor and wall mounted units, electric hob and oven included in the sale. There are two generous double bedrooms both with fitted wardrobes situated to the rear of the building keeping them nice and quiet. Bathroom fitted with a three-piece suite and electric shower over the bath. The property benefits from gas central heating and double glazing throughout for maximum efficiency. The property also benefits from residents parking.*No warranties given for systems or appliances*

Duff Street is located to the west of the city centre which can be easily accessed by a frequent public transport services that runs close by. For the commuter Haymarket Station is a five minute walk away and there is also swift access to the west and the central motorway network via the A8 and it is ideally place for the new office development at Haymarket. The area has a wide variety of shopping facilities that include a Sainsbury's, Lidl and Aldi stores and a wide variety of specialist shops in Gorgie and Dalry. Recreational facilities include Fountain Park Leisure Complex, Dalry Swim Centre, Murieston Park plus a host of popular cafes, bars and restaurants perfect for a night out with loved ones.

Open viewings Sunday the 5th of November 12-3pm or by appointment on 0131 337 1800

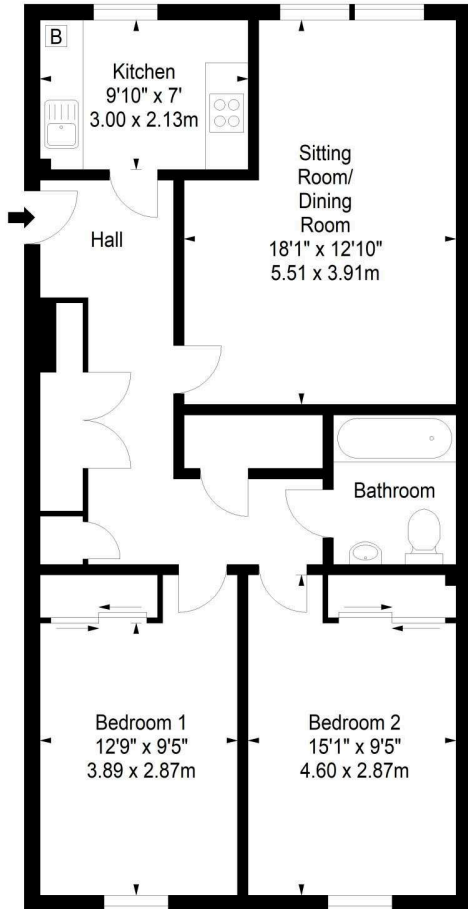
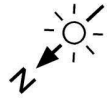




Duff Street,
Edinburgh,
Midlothian, EH11 2HG



Approx. Gross Internal Area
800 Sq Ft - 74.32 Sq M
For identification only. Not to scale.
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Second Floor



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