



GILSON GRAY

LAW • PROPERTY • FINANCE

11/7 CATHCART PLACE,
Dalry, Edinburgh, EH11 2HD



This traditional second-floor flat is an attractive two-bedroom residence located in Dalry. Set within easy reach of fantastic amenities and restaurants, as well as bus and rail links, it has a prime position in the capital just a short walk from the fashionable West End. It is decorated throughout in light neutral hues and it benefits from a modern kitchen, bathroom and WC. The property also has access to controlled parking and to a communal garden. It is sure to be popular with a wide demographic, particularly amongst city professionals and couples.

Extras: an integrated oven and ceramic hob, a freestanding fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Well-presented second-floor flat
- Part of a traditional tenement building
- Situated in sought-after Dalry
- Entrance hall with built-in storage
- Living/dining room with a fireplace
- Modern fitted kitchen
- Two double bedrooms (one with wardrobes)
- 2pc bathroom with overhead shower and 2pc WC
- Shared garden with a drying green
- Controlled permit parking (Zone S4)
- EPC Rating C
- Council Tax Band C



"A TRADITIONAL
SECOND-FLOOR FLAT
CONVENIENTLY
LOCATED IN DALRY,
OFFERING
WELL-PRESENTED
ACCOMMODATION"



EPC RATING:



COUNCIL TAX BAND:



VIEWINGS

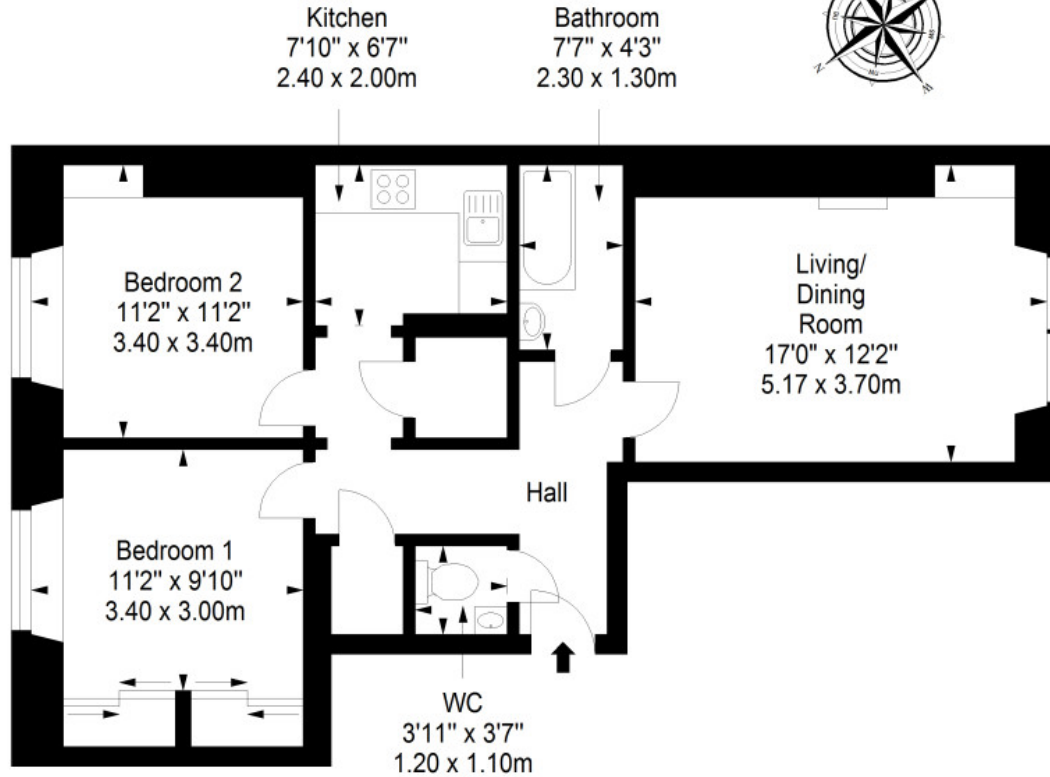
By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

Second Floor

Approx. 63.6 sq. metres (684.6 sq. feet)



Total area: approx. 63.6 sq. metres (684.6 sq. feet)

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.