



COULTERS ©

19/6 DOWNFIELD PLACE

DALRY, EDINBURGH, EH11 2EJ

 2 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

This is a well-presented two-bedroom apartment situated in the popular residential area of Dalry, just a short walk from Haymarket. Located on the second floor of a semi-modern, brick built tenement, it offers particularly spacious living accommodation in a highly convenient location that is served by an excellent range of amenities.

Inside, there is a generously proportioned living room which can also easily accommodate dining furniture. The adjoining kitchen has a practical design with breakfast bar and a handy utility area. Both bedrooms are good sized doubles and the bathroom suite consists of bath with overhead shower, wash hand basin and WC.

There is shared garden to the rear of the building. Permit parking is available and the property also benefits from gas central heating, double glazing and a secure door entry system.

KEY FEATURES

-  Second floor apartment on quiet street
-  Factored development with communal grounds
-  A short stroll to Haymarket train station/tram stop
-  Two double bedrooms
-  Permit parking available
-  Excellent amenities, all accessible on foot



The factor is Lowther Homes and the monthly factoring costs are approximately £45 which includes buildings insurance.

EXTRAS

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



THE LOCAL AREA

Located between Gorgie and Haymarket, Dalry is in a prime position for Edinburgh's Financial District, and the West End. A bustling community, it boasts highly rated restaurants and cafés and a wide variety of retailers including pharmacies, barbers, convenience stores, and takeaways. Fountain Park, a ten-minute walk from the property has a Cineworld Cinema as well as a Nuffield Health Gym, Tenpin Bowling, Genting Casino, and a range of casual dining options. The soon to be completed Haymarket Edinburgh Development will offer an exciting selection of first-class leisure, hospitality, and retail amenities.

Other recreational opportunities include those at Dalry Swim Centre with pool, gym, and fitness classes; Murieston Park; and Dalry Community Park which has a playpark and multi-use games area. Conveniently located supermarkets include Sainsbury's Murrayfield, and Aldi at Gorgie, with a Lidl and Co-op Food, both less than a five-minute walk. Haymarket Railway Station with the tram link to Edinburgh International Airport is a ten-minute walk, and regular bus services take you into the West End and the City Centre.

GET IN TOUCH



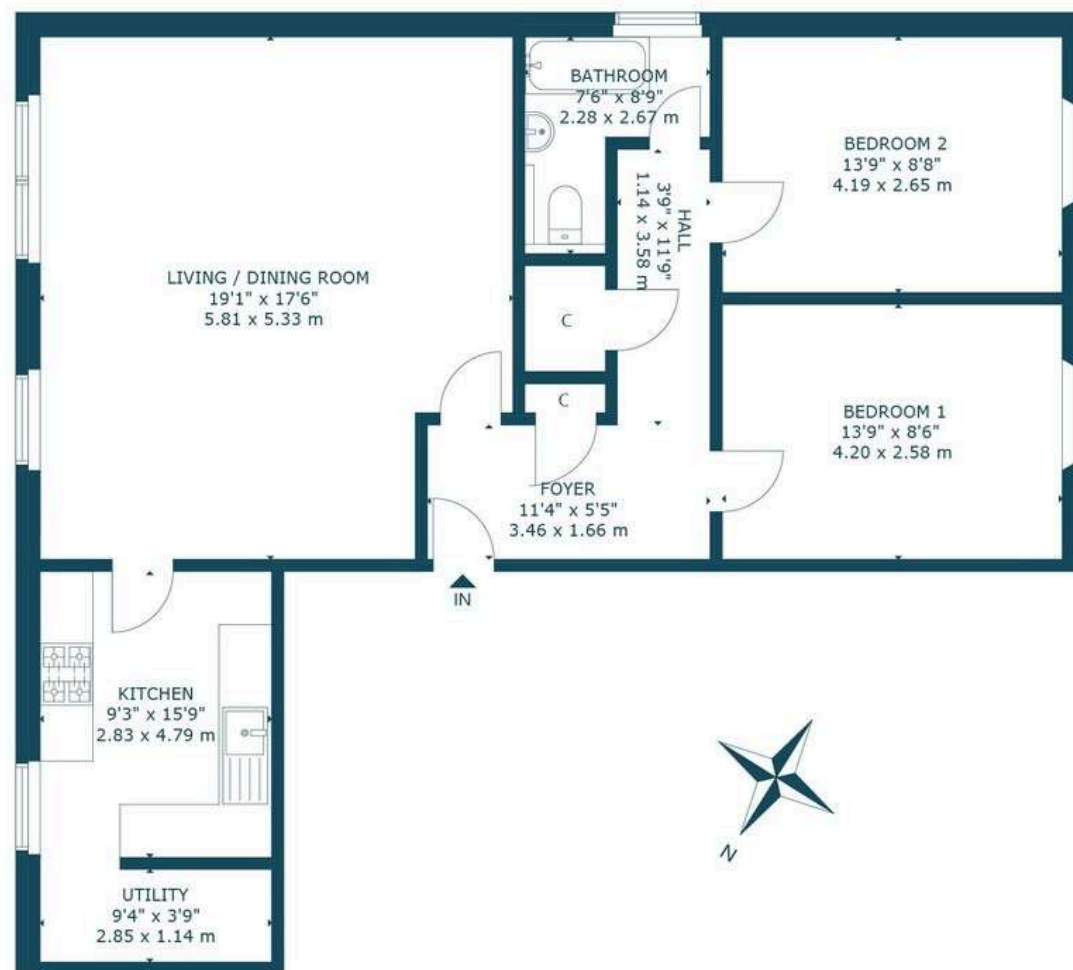
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SECOND FLOOR

19/6 DOWNFIELD PLACE, DALRY, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 850 SQ FT / 79 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.