



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**54/7 Duff Street**  
Dalry, Edinburgh EH11 2HW



# 54/7 Duff Street

Located in the sought-after Dalry area, this modern third floor flat offers the perfect central location, within walking distance of both Haymarket train station and the vibrant west end.

The flat is accessed through a secure entry system and the accommodation comprises generous hall with two double built-in cupboards, a bright and inviting south-facing lounge which is flooded with natural light and perfect for entertaining or simply relaxing after a long day, well-appointed dining kitchen which boasts an open outlook and offers ample counter space, two double bedrooms, both with built-in wardrobes, and a pristine family bathroom with a shower fitted over-bath. Externally, there is residents parking to the rear.

Extras: all fitted floor coverings, window coverings and light fittings (not including shades) will be included in the sale.



## Property Summary

- Ideal central location, close to Haymarket station & the west end
- Entrance hall with built-in storage
- South-facing lounge
- Attractive, dining kitchen with open outlook
- Two double bedrooms with built-in wardrobes
- Stylish bathroom with shower-over-bath
- Residents parking spaces to rear. (Flat owners request permit from factors)
- Electric heating
- Double-glazed windows
- EPC Rating - D | Council Tax Band - D







Lovely two bedroom, top floor flat, with-in walking distance to Haymarket station & the west end



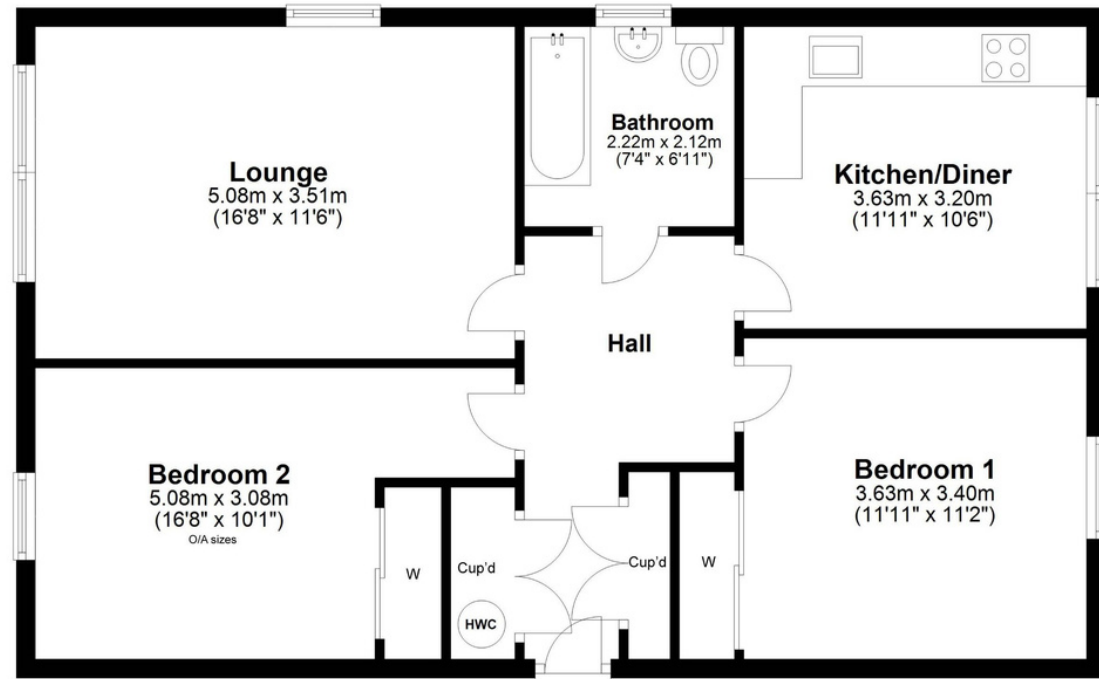
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**Third Floor**  
Approx. 74.5 sq. metres (802.0 sq. feet)

**CHARTERED FIRM**

**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.

## Location



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.