



## 2F1 244 Dalry Road

Dalry, Edinburgh, EH11 2JG

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Situated in popular Dalry with open leafy views, just 10 minutes' walk from the West End, this two-bedroom second-floor tenement flat lies within easy reach of wide-ranging amenities, entertainment options, and outstanding transport links, including national rail connections and the airport tram line at Haymarket. The airy high-ceiling interiors have been thoughtfully decorated with sympathetically classic décor, perfectly complementing their retained period features. Access to a south-facing communal garden completes this fantastic city home.

The flat is reached via a secure and well-maintained communal stairwell. Once inside, the home's space and charm are instantly apparent within a tastefully decorated entrance hall featuring useful storage and oak-toned flooring that flows effortlessly into the reception room. The spacious living and dining room promises character in abundance, with white panel-effect walls, fine cornice work, a ceiling rose, and a statement black fireplace. A large deep-set window captures a pleasant leafy outlook, while a traditional Edinburgh Press provides shelved storage. Adjoining the reception room is a beautiful contemporary kitchen boasting white Shaker-inspired cabinetry coupled with timber shelving and illuminated worktops, herringbone tilework, and brass finishings. The space comes well-equipped with a ceramic sink, an integrated dishwasher, microwave, oven and gas hob, an upright fridge freezer, and an under-counter washer dryer.

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## Features

- Prime city location
- Exquisite period interiors
- Second-floor tenement flat
- Secure entry system
- Entrance hall with storage
- Characterful living/dining room with an open outlook
- Tasteful contemporary kitchen
- Two generous rear-facing double bedrooms (one with storage)
- Luxurious shower room with underfloor heating
- South-facing communal garden
- Controlled on-street parking (Zone S4)
- Gas central heating and double glazing
- EPC Rating - C









“Exquisite period interiors,  
characterful living/dining room with  
an open outlook and a tasteful  
contemporary kitchen”











Located to the rear of the flat, with a peaceful garden-facing position, are two generous double bedrooms enjoying an opulent decorative finish and soft deep-pile carpeting. Bedroom 1 incorporates useful built-in storage. Completing the home is a bright shower room with underfloor heating. It features a WC, a wall-mounted vanity unit with a countertop basin, and a deluxe rainfall shower enclosure, all stylishly framed by metro tiling, patterned flooring, and deeply toned décor. Gas central heating (with handsome vintage-style radiators) and full double glazing keep the home warm and efficient.

Residents of the tenement share access to a large south-facing garden, and on-street parking falls under Controlled Zone S4.

Extras: Included in the sale are all fitted floor coverings and integrated appliances.

## Dalry, Edinburgh

Situated next to Haymarket Station and within walking distance of the city centre and Fountain Park, the popular residential area of Dalry attracts professionals, students, and young families to this western part of Edinburgh. The area boasts a bustling main street lined with socialising hotspots, eateries, coffee houses, shops, supermarkets and service outlets. Dalry offers a wealth of leisure and recreational activities including one of Edinburgh's Victorian swimming baths (now Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which boasts a Cineworld cinema, a Nuffield Health gym, adventure golf, a trampoline park, a laser tag arena, a bowling alley, and a selection of bars and restaurants. The area also benefits from good state schooling at primary and secondary level, in addition to being ideally placed for some of the capital's best independent schooling options. Just 30 minutes' walk from Princes Street, Dalry also enjoys fantastic public transport links with regular bus routes all across the city. Nearby Haymarket Station provides excellent rail links throughout Scotland and beyond, and is also served by the tram service.





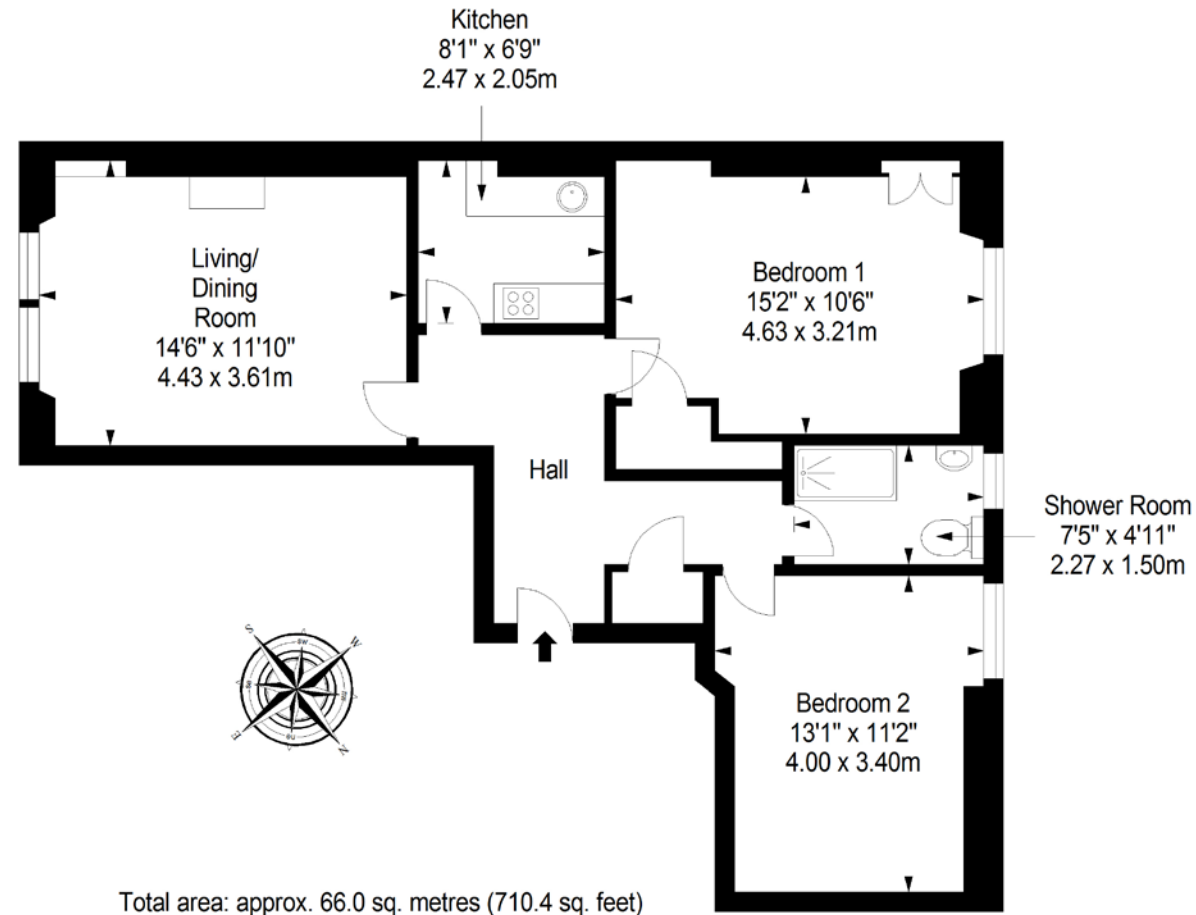




# Floorplan

## Second Floor

Approx. 66.0 sq. metres (710.4 sq. feet)



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