



Solicitors & Estate Agents










Offers Over
£175,000

239 3F4 Dalry Road

Dalry | Edinburgh | EH11 2JG

An excellent opportunity has arisen to acquire this superb one bedroom third floor flat well-positioned within the ever-popular district of Dalry. Close to an array of fantastic amenities and transport links, the property will undoubtedly appeal to first-time purchasers, professionals and buy-to-let investors.

-  1 bed
-  1 public
-  1 bathroom
-  Communal garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the property is presented in a move-in condition while briefly comprising of; welcoming entrance hallway with storage provisions and an overhead pulley drying rack, bright and airy open-plan lounge/kitchen/diner with an Edinburgh press cupboard, fully-fitted kitchen area with a range of included freestanding white goods, tiling in splash areas and under-unit lighting, generous double bedroom with integrated wardrobes with sliding mirrored doors, overhead storage and ample room for freestanding furniture, box room with bunk bed with ladder and room for a home office/study area, and a fully-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, dishwasher and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

A well looked after communal garden can be found to the rear of the building and for the car owner, permit/ metered parking is available on-street.

Viewing

By appointment through Neilsons 0131 625 2222.



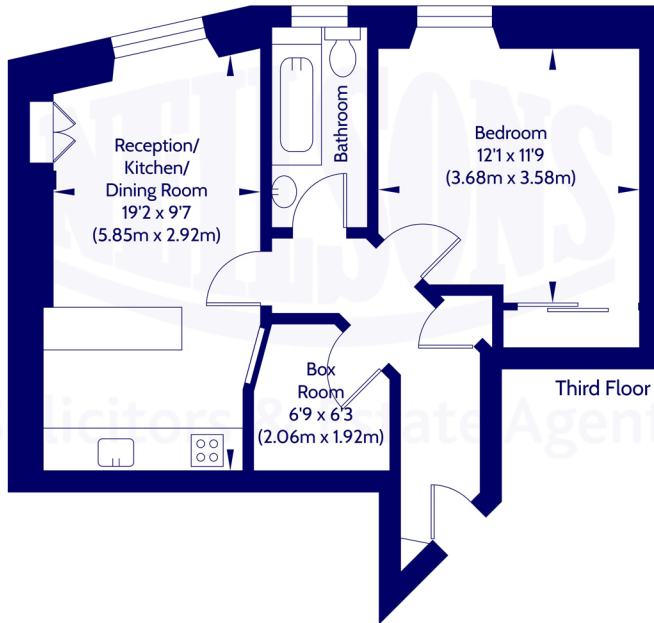


Location

This property is in the popular residential area of Dalry which is situated to the west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes and George Street and Haymarket train station is close at hand along with the newly extended Edinburgh Tram Network. The area is well served by a frequent bus service to the City Centre and surrounding areas and the City Bypass is also within proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, supermarkets, cafes, bars and restaurants can be found in the immediate vicinity. There are a good range of leisure facilities in the surrounding area including Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, Murrayfield Stadium, Edinburgh Zoo and a large Pure Gym.



Approx. Internal Area 46.96 Sq M / 506 Sq Ft.
Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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