

**14/5 Duff Street, Dalry
Edinburgh, EH11 2HG**

OFFERS OVER £215,000



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- Large second floor flat in residential cul-de-sac
- Living Room and separate kitchen/breakfast room
- 2 double bedrooms (master with en suite shower room)
- Bright shower room with white suite
- GCH and DG
- Entry system, residents parking and factor
- Requires some improvements and minor repairs
- Close to Haymarket Rail Station and one mile from Princes Street
- EPC C

Description

This 2nd floor flat is only a 10-minute walk away from Haymarket Rail Station and a wealth of West End attractions. It is an ideal purchase for individuals or landlords prepared to upgrade and carry out some minor repairs. The estimated rental for this size and type of flat is currently £1,100 pcm. The well designed layout (75sqm) provides excellent in-built storage space. There is a sunny south-facing bay-windowed sitting/dining room and a separate fitted breakfasting kitchen with a window. It has two double bedrooms (one with en suite shower room) and a principal shower room (the floor requires replacement). The block comprising eight flats was constructed in 2000 and benefits from a secure entry system. Extensive roof repairs have been recently carried out.





Central Heating and Double Glazing

This south-facing property is warm and sunny having gas central heating (combi boiler) complemented by UPVC double glazing.

Gardens and Parking

The property benefits from a shared communal garden. There parking bays for residents plus payment meters on Duff Street itself.

Managing Agent

Hacking & Paterson provide a deluxe property service at an estimated average monthly cost of £120 pcm.

Location

Built by the Stewart Milne Group, number 14 is set back from the main section of Duff Street in a small courtyard setting. Trees to the rear create a pleasant aspect and a buffer against the train line. Dalry is a popular residential district and 'university corridor' only ½ mile from Haymarket rail station. There is Lidl supermarket, tram stop/airport link, restaurants, coffee shops, bars and major art galleries all available within the immediate vicinity. Excellent bus services operate along the adjacent Dalry Road (A70). Fountainpark Leisure Park, Edinburgh's financial sector, Princes Street, the renovated canal and delightful Water of Leith Walkway/cycle track are also readily accessible.

Valuation

The mortgage valuation is £225,000 already reflects the requirement for improvements (one in better condition recently sold for £245,500). The Home Report is available from the ESPC web site.

Council Tax and EPC

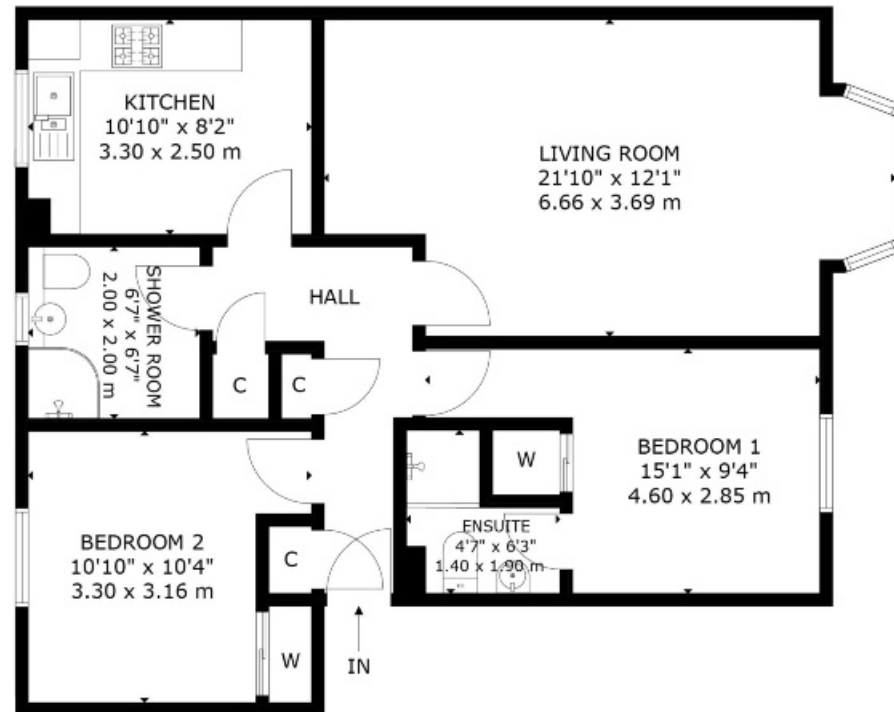
The property lies in Council Tax Band E and has a C rated Energy Performance Certificate.

Extras

Carpets, floorcoverings, gas hob, extractor hood and fridge/freezer. (The oven is not in working order).

Viewing

To view telephone Agents 0131 243 1230 (or 07595820611 out with office hours)



THIRD FLOOR

14/5 DUFF STREET, EDINBURGH EH11 2HG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
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