



117/8 Dalry Road  
Dalry, Edinburgh, EH11 2DR

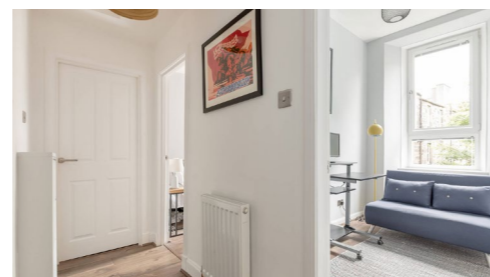
CALL US ON 0131 447 4747



# 117/8 Dalry Road Dalry, Edinburgh EH11 2DR

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Well maintained common stairwell.
- Reception hall with storage.
- Attractive and good sized living room with space for table and chairs.
- Modern fitted kitchen with appliances.
- Double bedroom with storage.
- Single bedroom (currently used as a study).
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Original features.
- Communal garden to the rear.
- Permit and metered parking.



## GENERAL DESCRIPTION

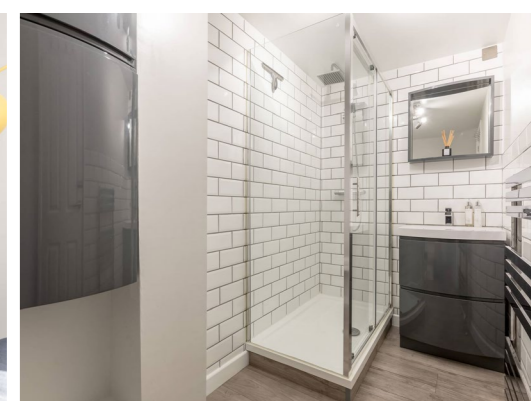
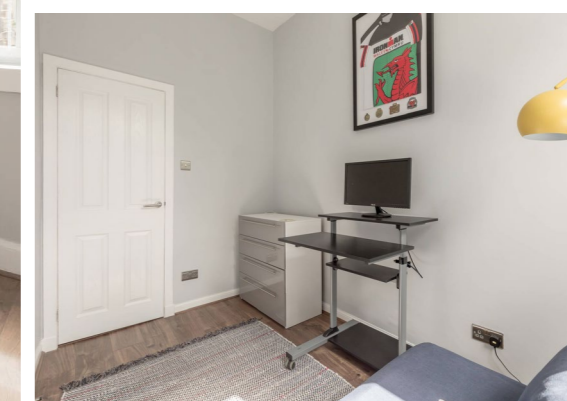
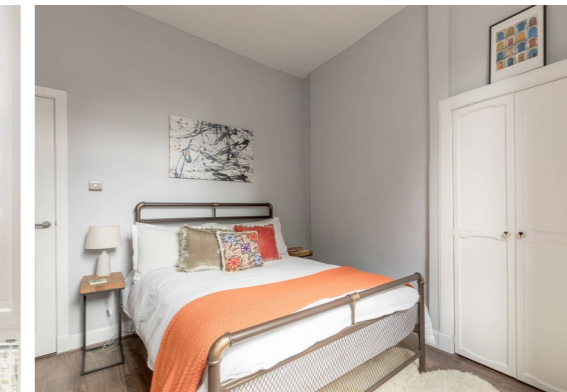
An immaculately presented second floor flat within a traditional tenement building in the vibrant Dalry district of the city, within walking distance of Edinburgh City Centre and an excellent range of local amenities. The property would make an ideal purchase for a first-time buyer or a young couple and the property is brought to the market in move-in condition.

**COUNCIL TAX BAND:** C.  
**TRAIN STATION:** APPROXIMATELY 300 METRES TO HAYMARKET TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 6.9 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

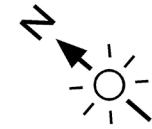
Situated next to Haymarket train station and within walking distance of the city centre, West End, Financial District and Fountain Park, the popular residential area of Dalry attracts professionals, students, and young families to the west side of Edinburgh. The area boasts a bustling main street lined 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 (Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which features a multiplex Cineworld cinema, a Nuffield Health gym, adventure golf, a bowling alley and a selection of bars and restaurants. The soon to be completed Haymarket redevelopment programme will boast further bars and restaurants, in addition to the new Hoxton hotel. Just a 15-minute walk from Princes Street, Dalry also enjoys fantastic public transport links with regular bus routes across the city. Nearby Haymarket train station provides excellent rail links throughout Scotland and beyond and is also served by the tram service which runs to Edinburgh Airport and Newhaven.

**EXTRAS:** ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE-STANDING AUTOMATIC WASHING MACHINE AND FRIDGE/FREEZER. ALL FURNITURE WITH THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.





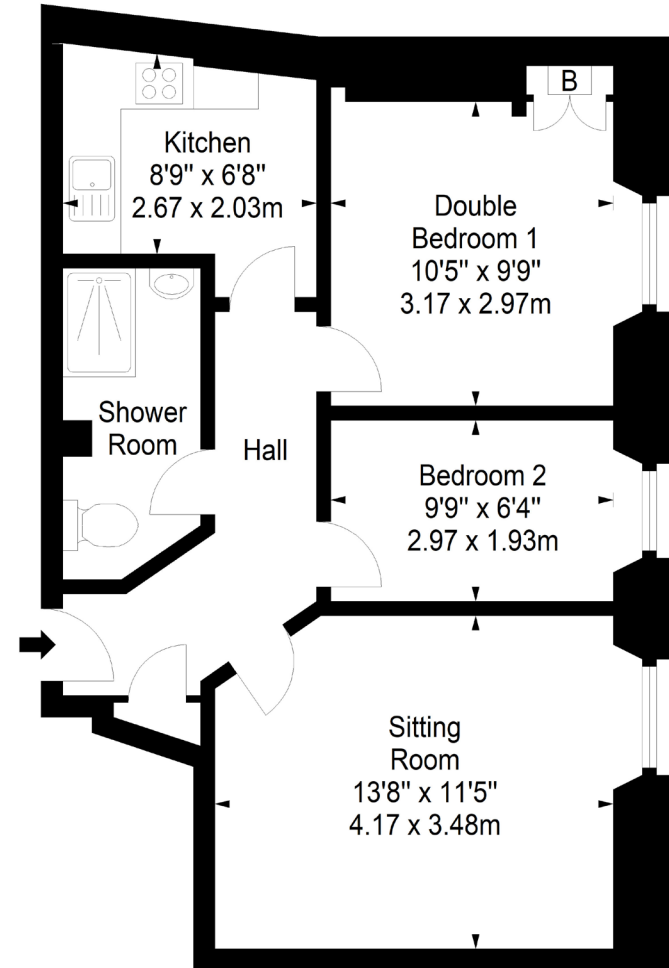
Dalry Road, EH11 2PR



Approx. Gross Internal Area  
544 Sq Ft - 50.54 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



ENERGY PERFORMANCE  
CERTIFICATE RATING C



Second Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.