

**6/2 Orwell Terrace  
Edinburgh EH11 2DZ**

**Offers Over £240,000**

- Large living/dining room
- Breakfasting kitchen fitted with a range of floor and wall mounted units, electric hob and oven, integrated appliances and window seat
- Two double bedrooms both with built in wardrobes
- Stylish bathroom fitted with three-piece suite and mains shower over bath with rainwater shower head
- Box room
- Gas central heating and double glazing
- Recently tenanted and up to current letting specification
- Well kept communal garden
- Residents permit parking



1



2



1



EPC C





## Top Floor Flat

Blair Cadell is delighted to bring to market this beautifully presented two-bedroom flat in the heart of Dalry. With superb local amenities and excellent access to the city centre, this property is ideal for first-time buyers or young professionals and is a must-see.

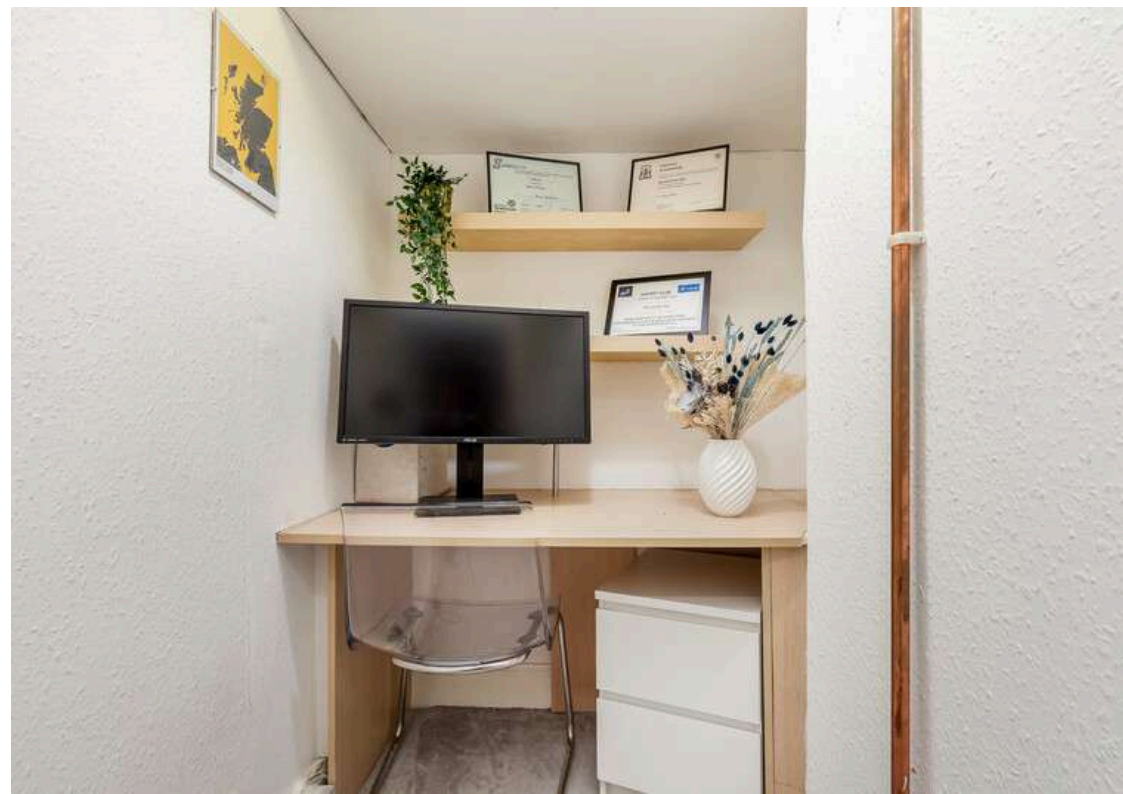
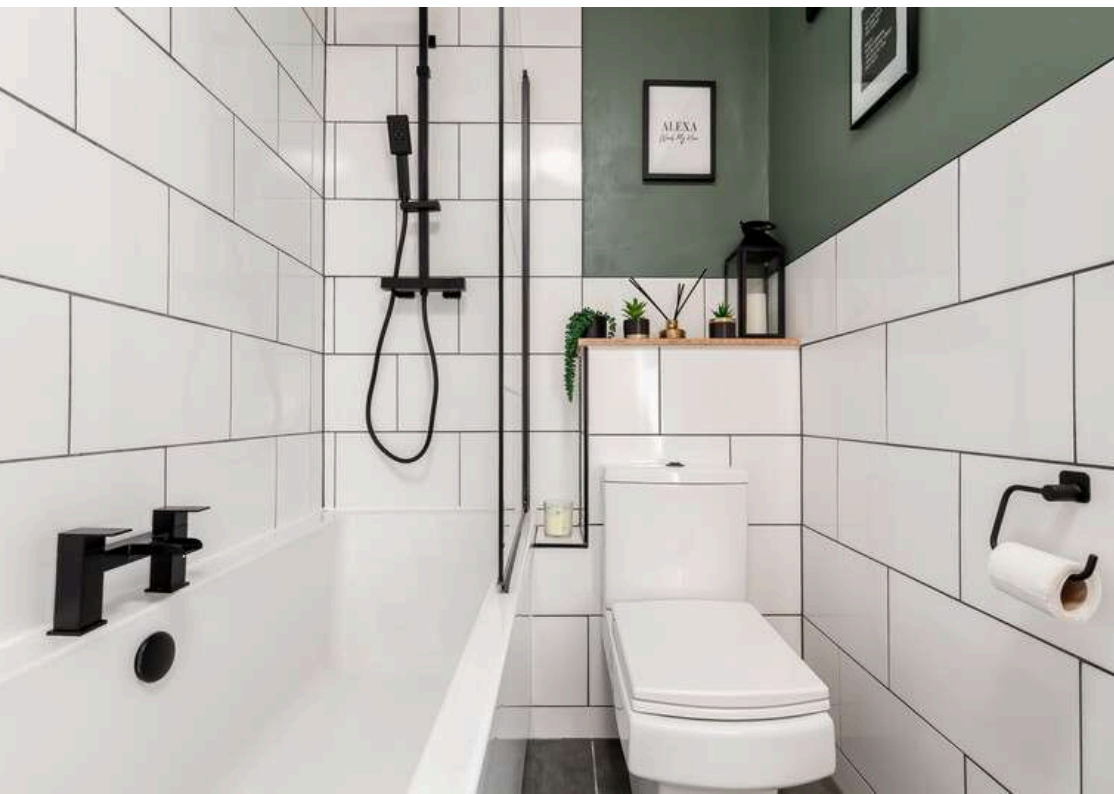
The accommodation comprises a spacious living/dining room, perfect for relaxing with friends and family. The beautifully appointed kitchen features a range of floor and wall-mounted units, an electric hob and oven, and integrated appliances included in the sale and a useful window seat for lazy mornings. Both double bedrooms come with built-in wardrobes, offering plenty of useful storage space. Additionally, there is a box room, ideal as a home office or for extra storage. The newly fitted, stylish bathroom includes a three-piece suite and a mains shower over the bath with a rainwater shower head. The property benefits from gas central heating and double glazing throughout for maximum efficiency. Outside, there is a well-kept communal garden to the rear and residents' permit parking. The property has also been recently tenanted and up to current letting specification

Orwell Terrace is conveniently located to the west of the city centre, easily accessible by frequent public transport services nearby. Haymarket Station is just a five-minute walk away, providing swift access to the west and the central motorway network via the A8. The area is ideally placed for the new office development at Haymarket. A wide variety of shopping facilities, including Sainsbury's, Lidl, and Aldi stores, as well as numerous specialist shops in Gorgie and Dalry, are within easy reach. Recreational facilities include Fountain Park Leisure Complex, Dalry Swim Centre, Murieston Park, and a host of popular cafes, bars, and restaurants, perfect for a night out with loved ones.

**Viewing by appointment on 0131 337 1800**





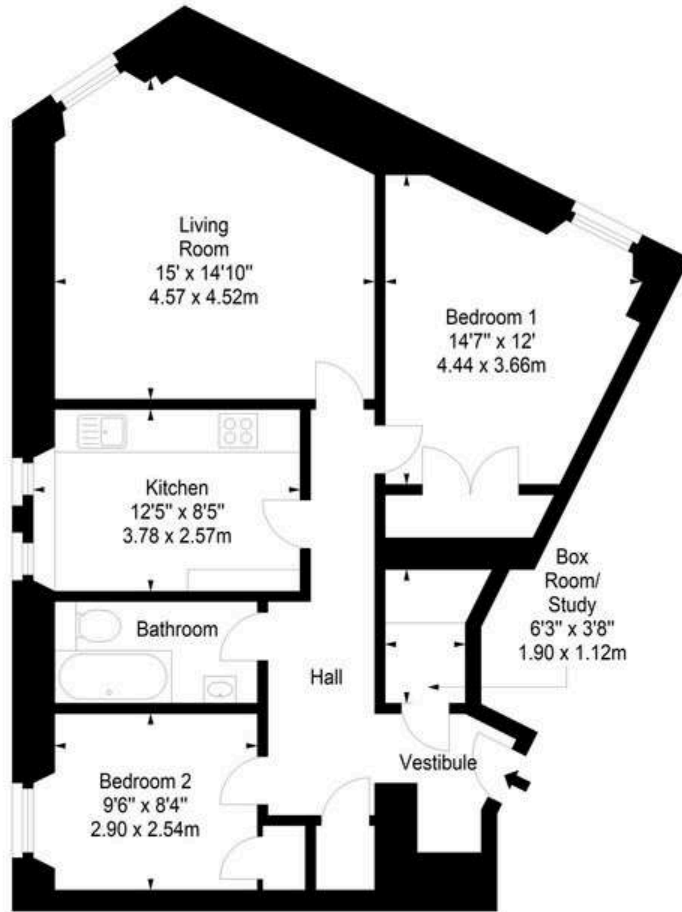
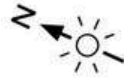




Orwell Terrace,  
Edinburgh,  
Midlothian, EH11 2DZ



Approx. Gross Internal Area  
798 Sq Ft - 74.13 Sq M  
For identification only. Not to scale.  
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First Floor



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