



10/6 Easter Dalry Road

Dalry, Edinburgh, EH11 2TS

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Forming part of an established residential development, this two-bedroom second-floor flat is a well-presented residence that has a much sought-after setting in popular Dalry. It is close to fantastic amenities and transport links, and it is just a short walk from Edinburgh's fashionable West End, home to Haymarket train station, as well as popular bars and restaurants. The property further benefits from bright and spacious accommodation, predominantly in neutral hues, a quality kitchen and three-piece bathroom, and excellent built-in storage. It is sure to be popular with city professionals, couples, first-time buyers, and young families alike.

Inside the flat, reached via a shared entrance and stairwell, you are welcomed by a central hall leading to all accommodation. It features attractive neutral styling and generous built-in storage before leading into the living room. This reception area continues the hall's appealing decoration, the neutral décor and wood-textured floor creating a minimalist-style aesthetic that is easy to dress and make your own. It also heightens an airy ambience, along with the spacious proportions and twin windows. Meanwhile, the dining kitchen has ample floorspace for a table and chairs; plus, it is generously appointed with base and wall-mounted cabinets and sweeping worksurfaces all in wood effect. White splashback tiles complete the space, along with room for freestanding appliances.



Features

- Well-presented second-floor flat
- Sought-after setting in popular Dalry
- In easy reach of the West End
- Lightly decorated interiors
- Central hall with generous storage
- Bright and spacious living room
- Generously appointed dining kitchen
- Two double bedrooms with wardrobes
- 3pc bathroom with overhead shower
- Well-kept communal garden grounds
- Ample residents' parking
- Electric heating and double glazing
- EPC Rating - C





“Bright and spacious living room, a generously appointed dining kitchen and two double bedrooms with wardrobes”







Set side by side, the two double bedrooms are both bright and airy, enjoying spacious proportions and built-in wardrobes as well. Both rooms have light décor and accent walls, along with fitted carpets for comfort. Finally, the bathroom is finished in white, with tiles around the wet areas. It has a three-piece suite and an overhead shower. Electric heating and double glazing ensure year-round comfort.

Outside, homeowners have access to well-kept communal garden grounds and ample residents' parking. With the flat's highly desirable location near the West End, some of the capital's best loved green spaces are also within easy reach, including The Meadows and Princes Street Gardens.

Extras: all fitted floor and window coverings (except living room curtains), and light fittings to be included in the sale. The electric cooker, fridge/freezer, dishwasher, and washing machine are available by separate negotiation.

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.

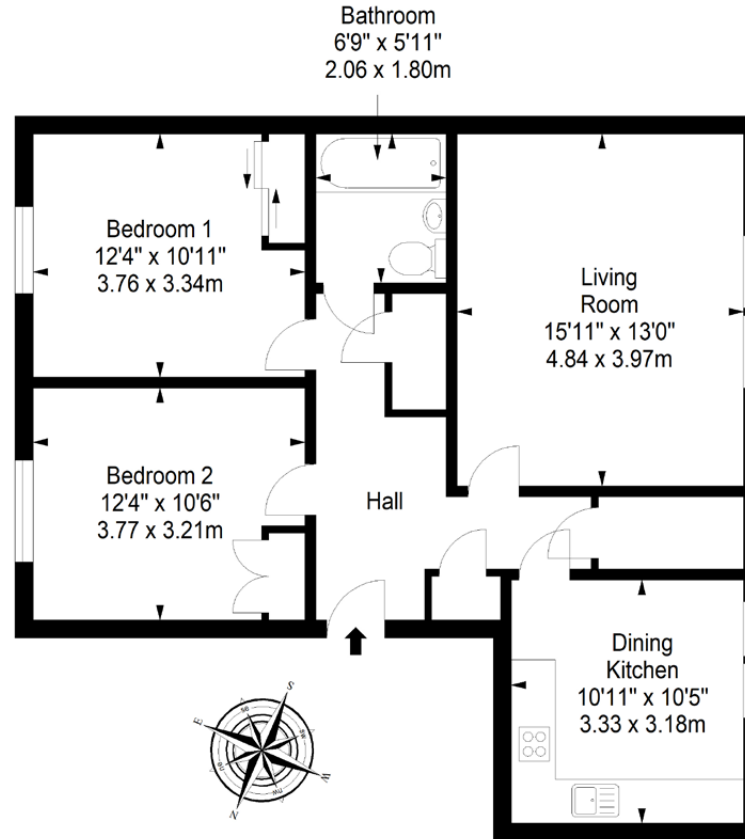




Floorplan

Second Floor

Approx. 74.6 sq. metres (803.0 sq. feet)



Total area: approx. 74.6 sq. metres (803.0 sq. feet)

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