










Offers Over
£175,000

239 (2F4) Dalry Road

Dalry | Edinburgh | EH11 2JG

An excellent opportunity has arisen to acquire this superb one bedroom second floor flat quietly situated overlooking a well-kept communal garden and conveniently 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 buyers, professionals and buy-to-let investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
- 1 Box Room
-  Communal Garden
-  Zoned Parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the property is presented in move-in condition and in brief comprises of; secure entry system, welcoming hallway with useful storage, bright and airy open-plan reception/kitchen/diner with storage cupboard/pantry, Edinburgh press, fully-fitted modern kitchen with appliances and original Victorian cast iron range, spacious double bedroom with ample room for freestanding furniture, box room with mezzanine bed creating the perfect home office and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating and excellent storage space.



Extras

All fitted floor coverings will be included in the sale together with the hob, oven, integrated washing machine, integrated dishwasher and fridge/freezer. Other items of furniture can also be made available.

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 within the surrounding area.

Viewing

By appointment with Neilsons on 0131 625 2222.





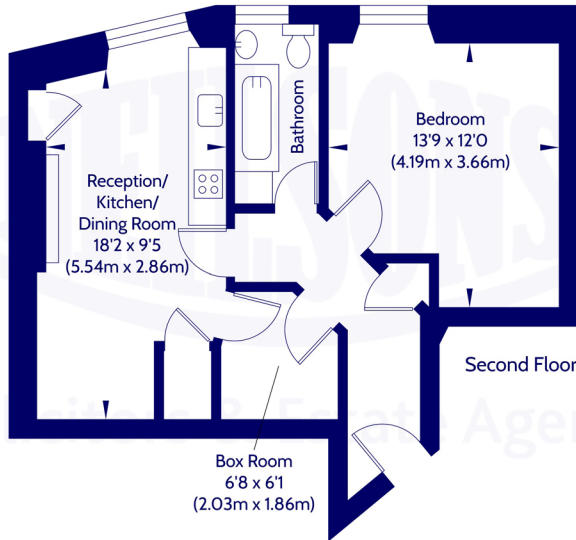
Location

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. Gross Internal Floor Area 46.42 Sq M / 500 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. 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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