



61 (3F1) Dalry Road
Dalry, Edinburgh, EH11 2BZ



VMH SOLICITORS



61 (3F1)

Dalry Road

Bright and spacious top floor flat within a traditional tenement in the popular Dalry district, close to excellent amenities and within easy reach of the city centre.

- Reception hall
- Open plan lounge/dining/kitchen
- 3 Bedrooms one with en-suite
- Bathroom
- Gas central heating
- Double Glazing
- Security entryphone system
- Communal rear garden
- Resident's permit parking



Offers Over £275,000

Home Report: £290,000

EPC Rating: D

Council Tax: C

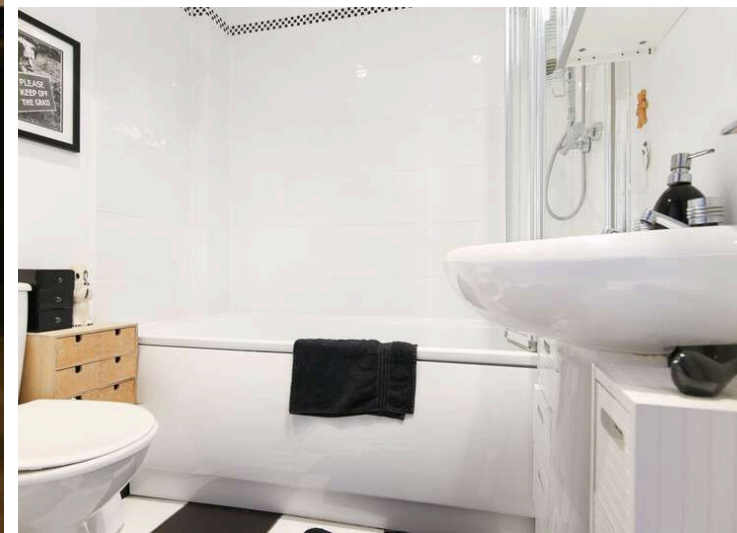
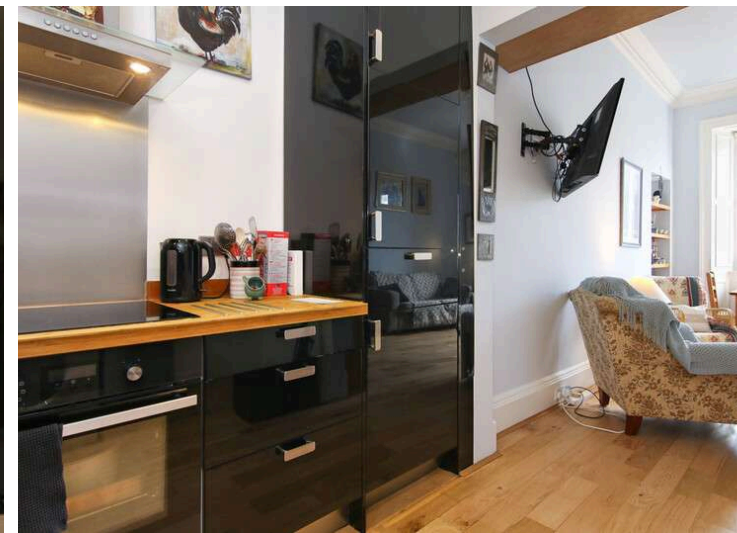
Tenure: Freehold

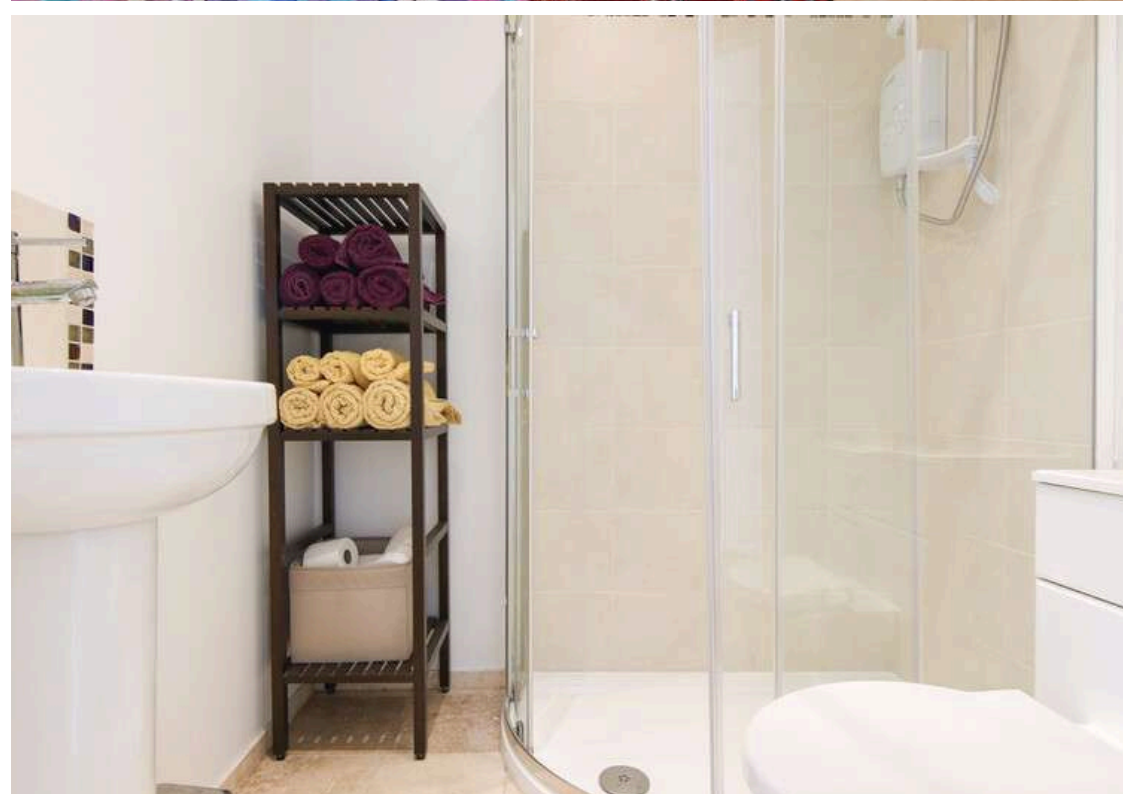
Situated in popular Dalry, this traditional top (third) floor flat offers well proportioned rooms decorated in light neutral tones and retains lovely period features including decorative cornices and ceiling rose.

The reception hall with storage cupboard provides access to the accommodation comprising; generous twin windowed lounge/dining room open plan to the stylish fitted kitchen which offers a good range of wall and base units, three bedrooms, one with en-suite shower room, and three piece bathroom with white suite.

The property further benefits from gas central heating, double glazing, security entryphone, communal garden to the rear and resident's permit parking.

Extras: to include all fitted carpets and fitted floor coverings, blinds, electric hob, cooker hood, oven, washing machine, dishwasher and fridge/freezer.





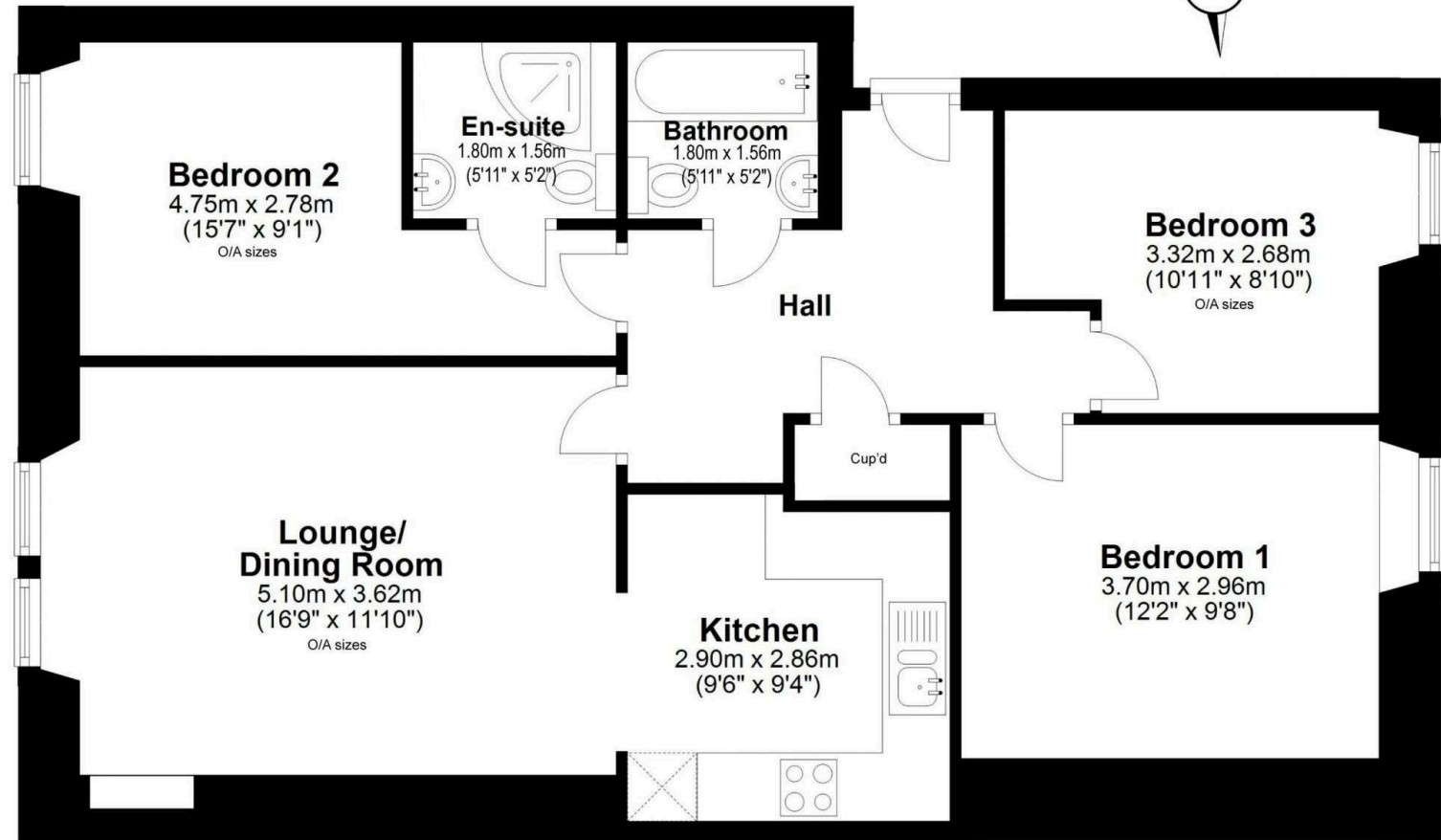
Situated next to Haymarket Station and within easy reach of the city centre and Fountain Park, the popular residential area of Dalry attracts professionals, students and young families.

The area boasts a bustling main street lined with eateries, coffee houses, shops, supermarkets and services outlets. It also offers a wealth of leisure and recreational activities including Dalry Swim Centre on Caledonian Crescent and Fountain Park, which boasts a Cineworld cinema, Nuffield Health gym, adventure golf, trampoline park, laser tag, 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.

Within easy reach of the city centre, 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 new tram service running between York Place and Edinburgh Airport.

Third Floor



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.