



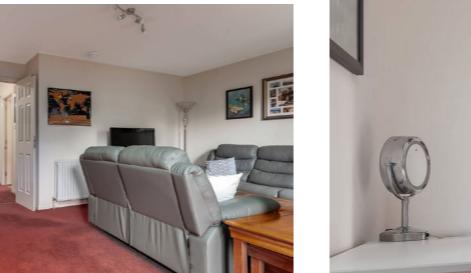
3/1 Northcote Street  
Dalry, Edinburgh, EH11 2HL

CALL US ON 0131 447 4747

# 3/1 Northcote Street Dalry, Edinburgh, EH11 2HL

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

- Shared secure entry.
- Reception hall with excellent storage.
- Generously proportioned living room/dining room.
- French doors to communal garden at rear.
- Fitted kitchen with appliances.
- Master bedroom with built in wardrobes & ensuite shower room.
- Further double bedroom with built in wardrobes.
- Bathroom with shower.
- Gas central heating with Hive heating system.
- Double glazing.
- Alarm.
- Well maintained communal grounds.
- Residents' permit parking.



## GENERAL DESCRIPTION

A ground floor flat part of an established modern development in the vibrant Dalry district of the city within walking distance of Edinburgh City Centre and a wide range of local amenities. The property would make an ideal purchase for a first time buyer/young couple.

### FACTOR NOTE:

The development is factored by Lowther Homes at an approximate charge of £80 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

### COUNCIL TAX BAND

TRAIN STATION

AIRPORT

BUSES

### E

APPROXIMATELY 0.5 MILES TO HAYMARKET TRAIN STATION.

APPROXIMATELY 7.7 MILES TO EDINBURGH AIRPORT.

WITHIN 200 METRES.

## LOCATION

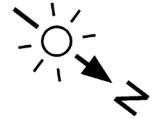
Situated close to Haymarket train station and within walking distance of the city centre, West End, Financial District and Fountain Park, the popular residential area of Dalry attracts professionals, students, and young families to the west side of Edinburgh. The area boasts a bustling main street lined 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 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 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 train service which runs to Edinburgh Airport and Newhaven.

### EXTRAS:

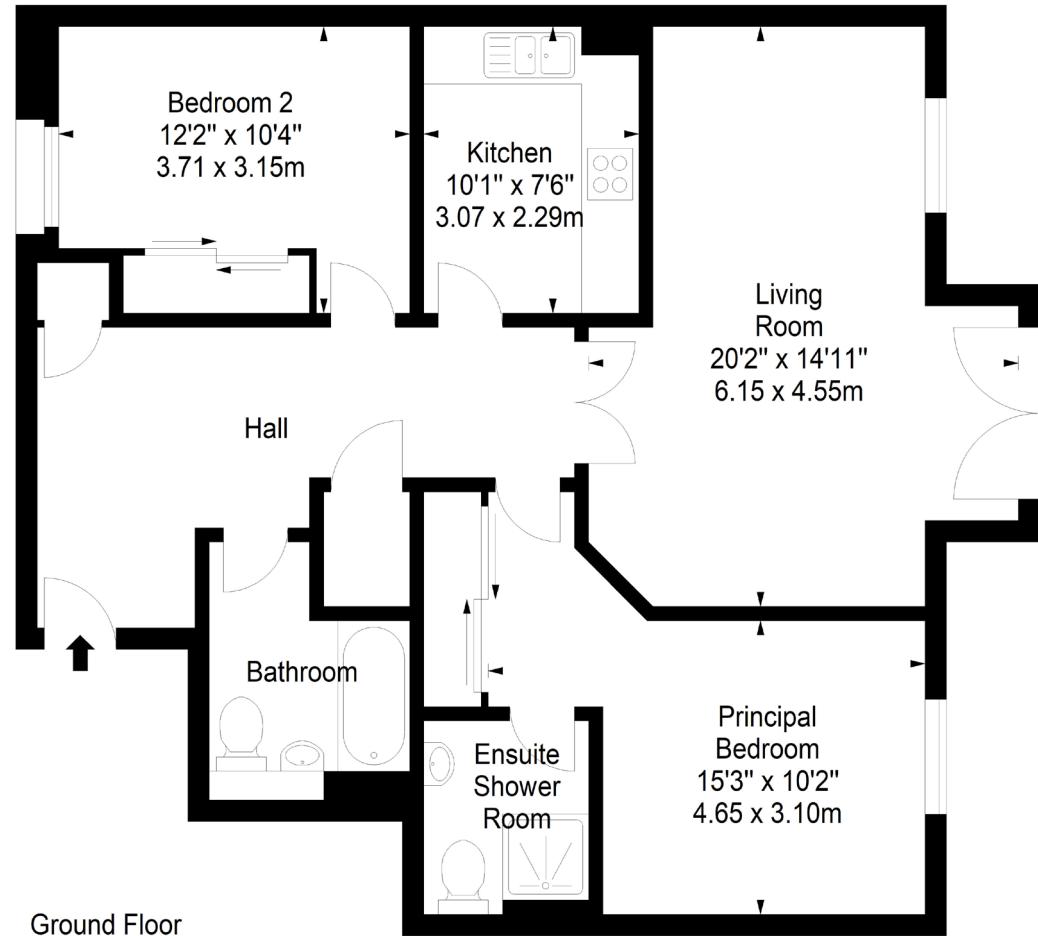
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, PLEES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER AND FREE STANDING AUTOMATIC WASHING MACHINE.



Northcote Street,  
Edinburgh,  
Midlothian, EH11 2HL



Approx. Gross Internal Area  
889 Sq Ft - 82.59 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



ENERGY PERFORMANCE  
CERTIFICATE RATING C

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.