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Offers Over
£205,000

9/12 Orwell Terrace

Dalry | Edinburgh | EH11 2DX

Forming part of a traditional tenement in the popular residential area of Dalry is this second floor two bedroom flat. Within walking distance of Haymarket train station and tram stop, and the City Centre, this property will undoubtedly appeal to first time buyers, professionals and buy to let investors.

-  2 bedrooms
-  1 public room
-  1 shower room
-  Permit/meter parking
-  Communal garden
-  EPC rating – C
-  Council tax band- C



Description

Located on the second floor and freshly painted throughout, the accommodation briefly comprises hallway with secure entryphone system and two storage cupboards, lounge with storage cupboard and open plan to a kitchen with a range of wall and base units with co-ordinated worktops, two double bedrooms, and a shower room with a white suite.

The property further benefits from gas central heating and double glazing.



Extras

All fixtures and fittings will be included in the price along with the electric oven and hob, fridge/freezer, washing machine and integrated dishwasher. All other items of furniture can also be included if desired.

Gardens and Parking

There is a communal garden to the rear of the building and there is permit/meter parking outside and in the surrounding streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

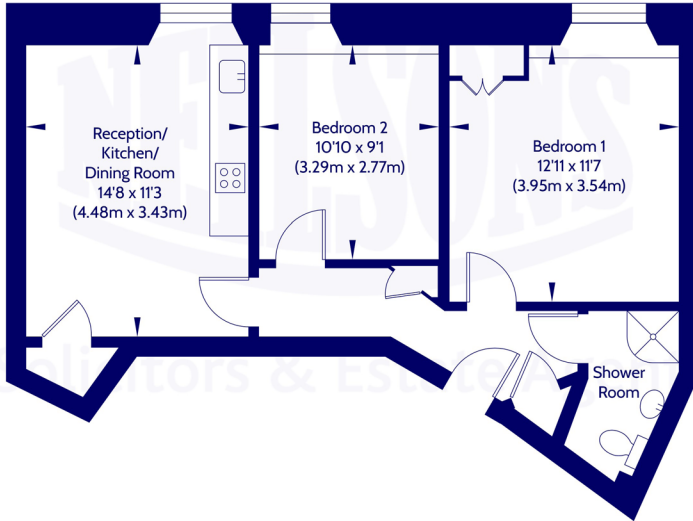
Orwell Terrace is in the popular residential area of Dalry which is situated to the west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes Street and George Street, and Haymarket train station is close at hand along with the newly extended Edinburgh Tram Network, providing convenient access to Edinburgh Aiport. The area is well served by a frequent bus service in and around the City 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 area. There are a good range of leisure facilities including Fountain Park Leisure Complex which includes a Cineworld & Nuffield Health Club, Murrayfield Stadium & walks along the Union Canal.





Approx. Gross Internal Floor Area 52.25 Sq M / 562 Sq Ft.

Second Floor



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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