





Introducing a traditional two-bedroom first-floor flat which is beautifully presented with modern interiors throughout. Enjoying on-trend décor and quality finishings, this city home will have mass appeal across a wide variety of buyers, proving exceptionally popular with city professionals, couples, and small families. It offers bright and airy rooms, and includes a stylish kitchen and a modern shower room. The property also boasts a sought-after setting in popular Dalry. It is within easy reach of Fountain Park, and is just a 15-minute stroll from Haymarket and Edinburgh's lively West End.

Extras: integrated appliances (oven, ceramic hob, and extractor hood), and a freestanding fridge/freezer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- A charming first-floor city flat
- Part of a charming traditional building
- Desirable location in sought-after Dalry
- Near amenities, schools, and transport links
- Attractive interior design and period details
- Entrance hall with a built-in cupboard
- Spacious living/dining room with a fireplace
- Modern kitchen with fashionable design
- Two double bedrooms with built-in storage
- 2pc shower room and separate 2pc WC
- Lawned communal garden and drying area
- Controlled permit parking (Zone S4)







"A BEAUTIFUL FIRST-FLOOR
FLAT WITH MODERN
INTERIORS AND A SOUGHT-
AFTER LOCATION IN DALRY,
JUST A SHORT STROLL FROM
EDINBURGH'S WEST END"





EPC RATING:



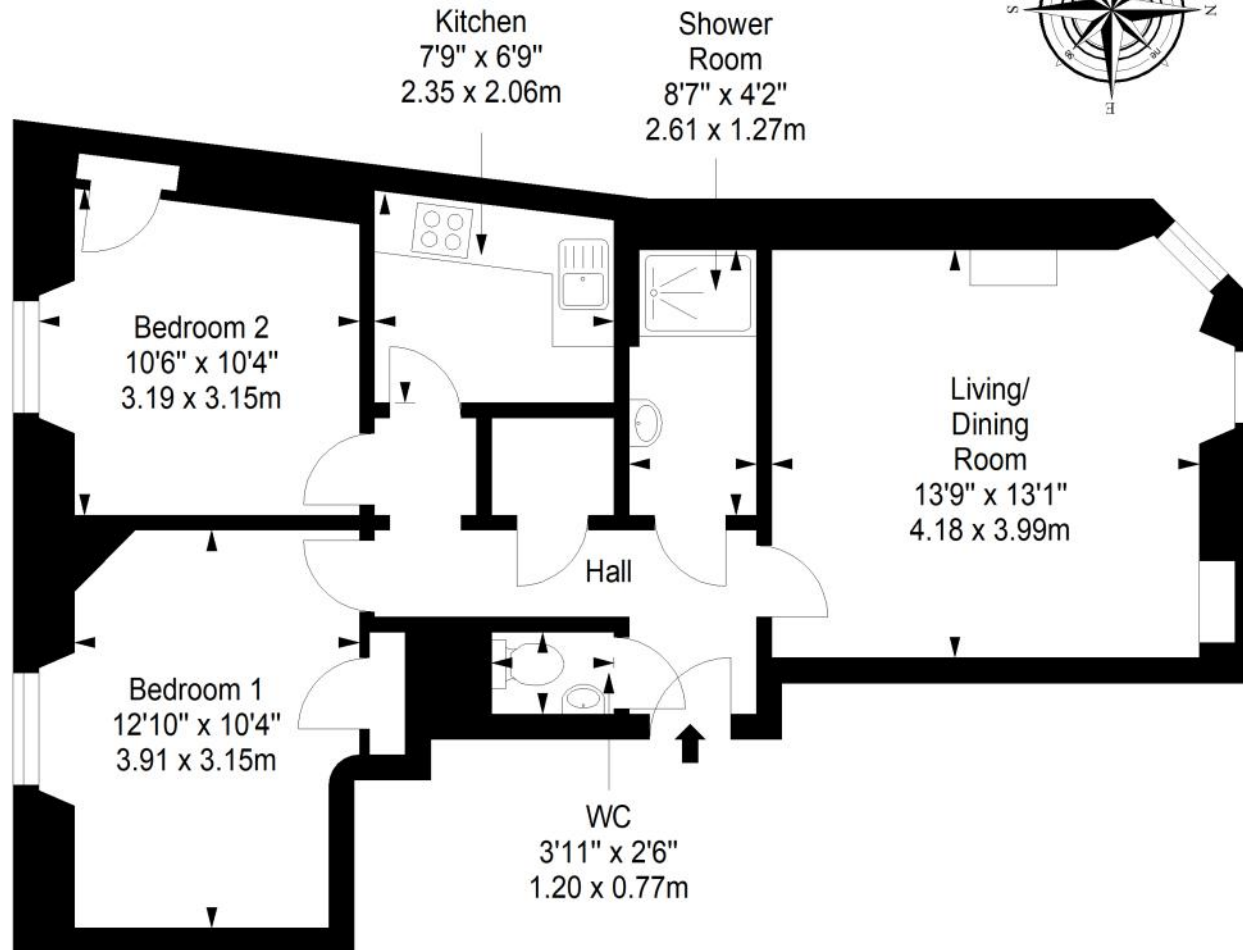
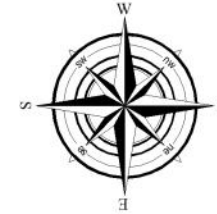
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

First Floor

Approx. 58.3 sq. metres (627.5 sq. feet)



Total area: approx. 58.3 sq. metres (627.5 sq. feet)



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BORDERS

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