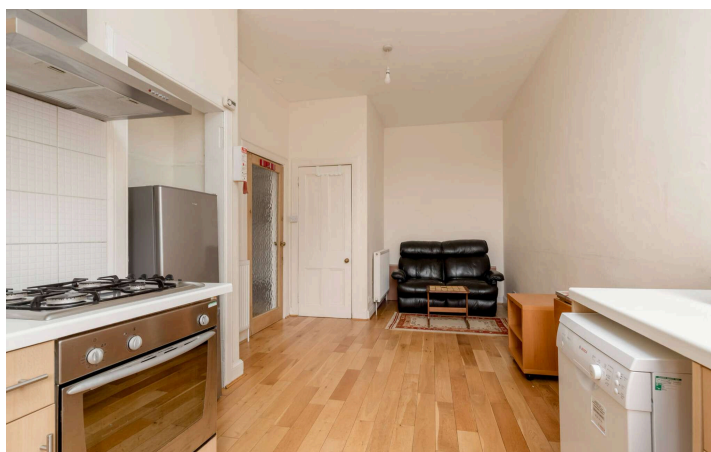


DALRY

169 2F2 DALRY ROAD  
EH11 2EB



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EPC RATING: C

OFFERS OVER £160,000



## GREAT TWO BED SECOND FLOOR FLAT IN UP & COMING DALRY

This superb two bedroom flat would make an ideal home for first time buyers, young professionals or investors. The flat itself is ready to move into, with modern kitchen & bathroom fittings, and is ripe for the buyer to put their own stamp on it.

Flexible accommodation which could also be set out as a spacious one bed with separate living room.

### VIEWING

Sunday 2pm to 4pm or tel 0131 4466850

### PROPERTY DESCRIPTION

- Hallway with two storage cupboards and access to the boxroom
- Open plan kitchen with good range of wooden units & appliances, leading to
- Living/dining area with space for eating & relaxing and handy store cupboard
- Large main bedroom with fitted storage and access to the boxroom
- Second bedroom, currently set up with mezzanine bed but could easily fit a double
- Contemporary bathroom with wet shower area, sink & wc
- Boxroom accessed from the hall & the main bedroom, currently used as a walk in wardrobe but would make a perfect study
- Period features including stripped panelled doors, cornicing & some stripped wood flooring
- Gas central heating from combi boiler located in the bedroom cupboard
- Upvc double glazed windows
- Well maintained communal rear garden
- Resident permit parking
- Dalry Owners Association manage the building to cover communal repairs. There is also a nominal charge for ad hoc cleaning of the stair

### AREA

Dalry is a very popular area only 2 miles West of the city centre, offering an excellent range of supermarkets (Co-op and Lidl) and speciality food stores. There are also numerous independent coffee shops, bars & restaurants available along Dalry Road, Haymarket & the West End, making it a popular foodie destination. The Haymarket redevelopment programme is almost complete, providing a wealth of job opportunities & further social amenities. The new Hoxton Hotel will no doubt attract even more new business to the area, making this an ideal time to buy in this up & coming area. The flat is close to a good range of amenities including the Dalry Swim Centre, Fountainpark Leisure Complex (Cineworld and Nuffield

Health Centre - through the Telfer Subway) and Murrayfield Stadium. The Roseburn path & Union Canal also run nearby - ideal for walkers or cyclists. The property has excellent transport links including Haymarket train station and numerous bus services into & out of town.

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, freestanding fridge freezer and washing machine are included in the sale

### HOME REPORT VALUATION

£170,000

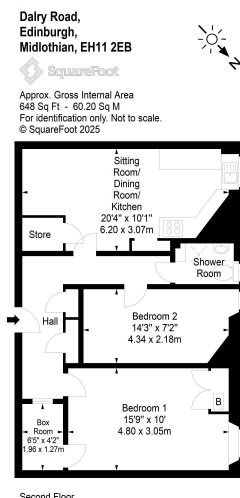
Kitchen/living/dining room	20'4 x 10'1 (6.20 x 3.07m)
Bedroom 1	15'9 x 10' (4.80 x 3.05m)
Bedroom 2	14'3 x 7'2 (4.34 x 2.18m)

### Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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