

OFFERS OVER £180,000

39 1f1 Duff Street, Dalry  
Edinburgh, EH11 2HT

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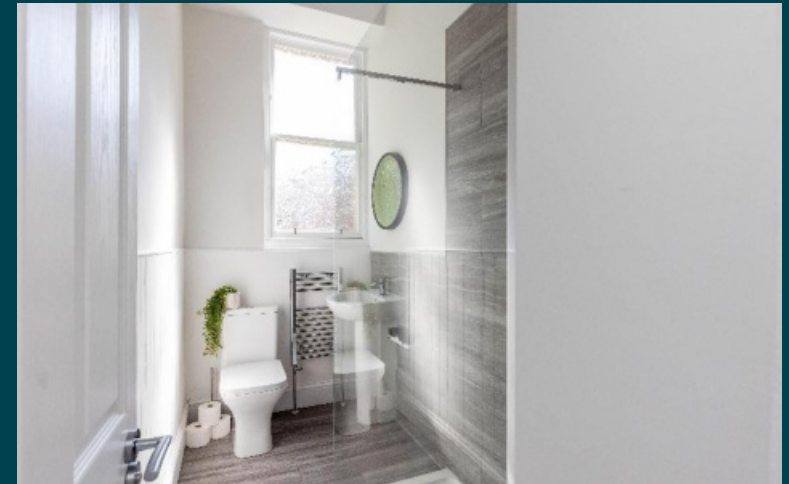
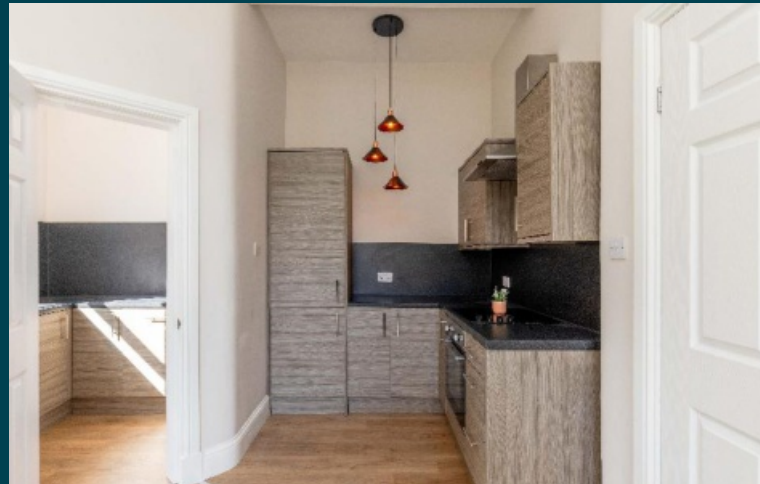




- An ideal starter flat or letting opportunity
- Close to Haymarket Rail Station
- Living room/kitchen with utility room off
- Bright modern shower room
- Double bedroom overlooking the shared garden
- Ample storage space and entry system
- Quiet cobbled street with permit zoned parking

### Description

Minutes away from Haymarket Rail Station and a wealth of West End attractions, this first floor flat (50 sqm) will be a perfect starter home or buy[1]to-let investment. It forms part of a traditional stone tenement with a secure entry system. The property is in excellent move in condition and features a bright living room/ kitchen with a handy utility room off which has its own window. There is also a lengthy hall providing in-built storage, a double bedroom and bright shower room.





### Location

Number 39 occupies a corner position in a quiet cobbled section of Duff Street near Downfield Place in popular Dalry. Lidl, tram stop/airport link, restaurants, coffee shops, bars, swimming pool, cinemas and major art galleries are all available within the immediate vicinity. Excellent bus services operate along the adjacent Dalry Road (A70). Fountainpark Leisure Park, Edinburgh's financial sector, Princes Street, the renovated canal and delightful Water of Leith Walkway/cycle track are also readily accessible.

### Gardens and Parking

The property benefits from a shared communal garden. There is ample parking having both pay meters and zoned permit bays on Duff Street.

### Valuation

The mortgage valuation is £190,000 and the Home Report is available from the ESPC web site.

### Council Tax and EPC

The property lies in Council Tax Band B and has a C rated Energy Performance Certificate.

### Extras

Carpets, floorcoverings, integrated oven and curtains are included in the sale price.

### Viewing

To view telephone Agents 0131 229 3399







FLAT 1F1, 39 DUFF STREET, EDINBURGH, EH11 2HT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 538 SQ FT / 50 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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