



117/4 Dalry Road,  
Dalry, Edinburgh, EH11 2DR.

CALL US ON 0131 447 4747

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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 storage.
- Good-sized living room.
- Kitchen with appliances.
- Double bedroom.
- Single bedroom.
- Bathroom with shower.
- Separate WC.
- Gas central heating.
- Original features.
- Communal garden to the rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A first-floor flat part of a traditional tenanted building in the vibrant Dalry district of the city within walking distance of an excellent range of local amenities and also Edinburgh City Centre. The flat itself is quietly situated to the rear of the building and may be suitable for a range of buyers.

**COUNCIL TAX BAND** B.  
**TRAIN STATION** APPROXIMATELY 300 METRES TO HAYMARKET TRAIN STATION.  
**AIRPORT BUSES** APPROXIMATELY 6.7 MILES TO EDINBURGH AIRPORT.  
WITHIN 100 METRES.

## LOCATION

The property is situated in the vibrant Dalry area which is superbly located for easy access to local amenities along Dalry Road itself, the West End and also the City Centre. There are several bars, restaurants, supermarkets and other convenience stores within the vicinity of Dalry Road, while a large Sainsbury's supermarket can be found in Gorgie. Further amenities such as coffee shops and restaurants, and Post Office can be easily reached at Haymarket. There are also various recreational facilities close by, including Fountain Park which offers a leisure club, bowling alleys, cinema and casino while the Dalry Leisure Centre, further down Caledonian Crescent, has a gym and Victorian swimming baths. Harrison Park and the Union Canal Tow Path provides another option for recreational pursuits. For commuters, this property is ideally situated close to several major bus routes that service the city and Haymarket train station and tram stop is located conveniently nearby for those looking to commute to Edinburgh Airport, Glasgow or further afield.

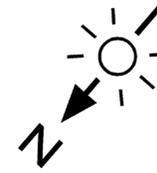
**EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE, AND MICROWAVE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.**



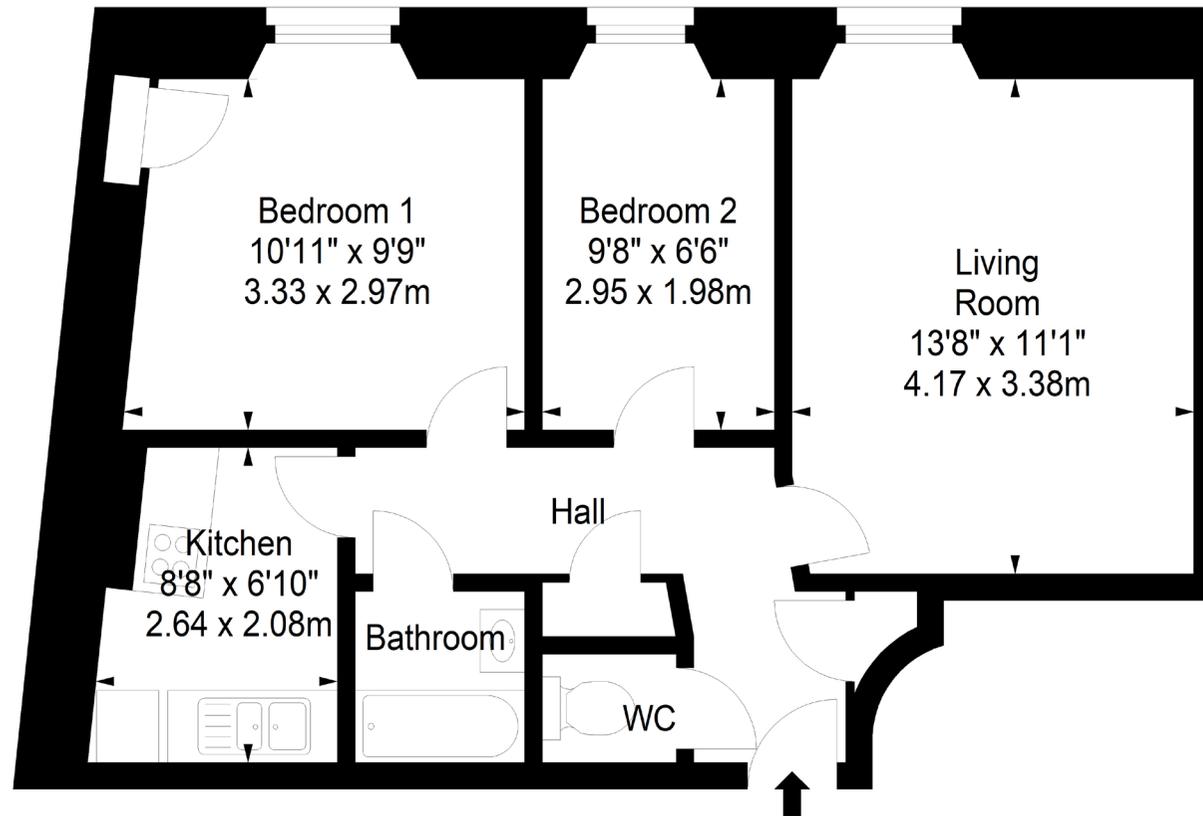


ENERGY PERFORMANCE  
CERTIFICATE RATING C

Dalry Road,  
Edinburgh,  
Midlothian, EH11 2DR



Approx. Gross Internal Area  
539 Sq Ft - 50.07 Sq M  
For identification only. Not to scale.  
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First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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