

DALRY

22/5 ORWELL PLACE
EH11 2AF



EPC RATING: D

OFFERS OVER £150,000



ONE BED FIRST TIME BUYER FLAT IN VERY POPULAR DALRY

Located a short walk from the West End, with excellent transport links into the city centre and to Glasgow, is this great one bed first floor tenement flat. It now requires some updating but would make an ideal home for a first time buyer or an investor, with the potential to add value. With amazing amenities on your doorstep, including a wide array of coffee shops, bars, restaurants and supermarkets, this area is fast becoming one of the trendiest areas to live in Edinburgh.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway
- Bright spacious living room, leading to
- Kitchen with range of fitted cupboards and space for appliances
- Good sized double bedroom with fitted wardrobes
- Fully tiled shower room with electric shower, sink & wc
- Upvc double glazed windows
- Communal garden to the rear
- Resident permit parking on the street

AREA

Dalry is a very popular area only 2 miles west of the centre, offering an excellent range of supermarkets (Co-op and Lidl) and speciality food stores. 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 opening of the new Hoxton Hotel is also attracting 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. There are also easy links to the motorway network.

EXTRAS

The light fittings are included in the sale.

HOME REPORT VALUATION

£160,000

Living room	15'9" x 10'11" (4.80m x 3.33m)
Kitchen	7'2" x 6'3" (2.18m x 1.90m)
Bedroom 1	12' x 9'10" (3.66m x 3m)

Contact:

205 Morningside Road Edinburgh EH10 4QP

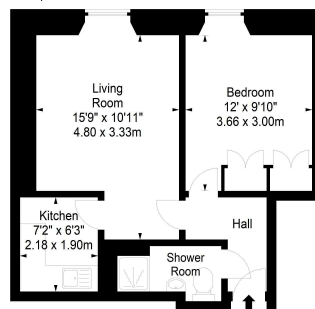
T • 0131 446 6850 E • info@jardinephillips.com

F • 0131 446 6859 DX 503238 ED64

Orwell Place,
Edinburgh,
Midlothian, EH11 2AF



Approx. Gross Internal Area
414 Sq Ft - 38.46 Sq M
For identification only. Not to scale.
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First Floor

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.

