

**6/6 Dalry Gait
Edinburgh EH11 2AU**

Offers Over £295,000

- Two Bedroomed flat within modern development
- Lounge/diner with dual windows
- Kitchen with ample storage
- Contemporary family bathroom with mains shower over bath
- Gas central heating & double glazing with secondary glazing
- Residents and visitors parking

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £1176

Shared Ownership: N



Two Bedroomed Flat in Modern Development

6/6 Dalry Gait, is a well presented two bedroom apartment forming part of a modern development in the highly sought-after Dalry area of Edinburgh. Ideally located within easy reach of a wide range of local amenities, Haymarket train station, and the Edinburgh tram network, this bright and spacious property is offered to the market in walk-in condition and will appeal to first-time buyers, downsizers, or investors alike. This home combines modern living with a highly convenient city location. Early viewing is highly recommended.

Accommodation comprises a welcoming entrance hallway with two useful storage cupboards, providing practical space for everyday living. The bright and generously proportioned lounge/dining room, with dual windows, offers an ideal setting for both relaxing and entertaining. The modern kitchen is fitted with an excellent range of wall and base units, complete with a gas hob and electric oven, combining style with functionality. Two well-appointed double bedrooms provide comfortable accommodation, one of which benefits from built-in wardrobes. A contemporary family bathroom features a three-piece suite, with rainfall mains shower over the bath. Additional features include gas central heating and double glazing with secondary glazing throughout, ensuring comfort and energy efficiency all year round.

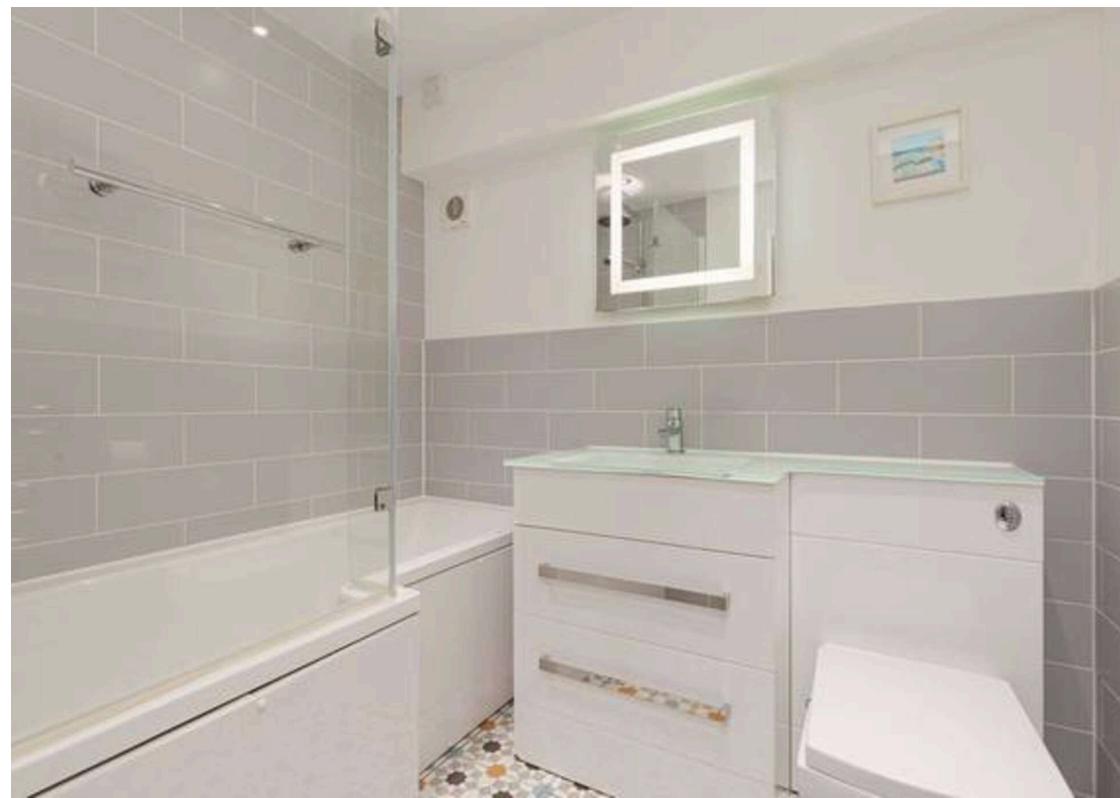
Externally, residents have access to attractively landscaped communal gardens, as well as private residents' and visitor parking. The property is factored by Charles White Ltd. with a Monthly charge of £98 and a Deposit float of £250. Please note no warranty is given for systems.

Dalry is ideally situated to the west of Edinburgh's city centre, offering an excellent balance of convenience and community. The area benefits from frequent public transport links, including nearby bus routes and easy access to the Edinburgh Trams network, providing quick and direct connections across the city and to Edinburgh Airport. Haymarket Station—just a ten-minute walk away—offers further rail and tram links, ensuring effortless commuting throughout Edinburgh and beyond. For motorists, the nearby A8 allows fast access to the west and the central motorway network.

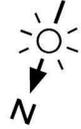
A wide range of local amenities can be found close by, including major supermarkets such as Sainsbury's, Lidl, and Aldi, as well as an excellent choice of independent shops and services in both Dalry and neighbouring Gorgie. The area also boasts great leisure and recreational facilities, including Fountain Park Leisure Complex—with its cinema, gym, and restaurants—Dalry Swim Centre, and the green open spaces of Murieston Park. Dalry is equally renowned for its vibrant café culture and diverse selection of popular bars and restaurants, creating a lively and welcoming neighbourhood atmosphere.

Viewing By appointment 0131 337 1800

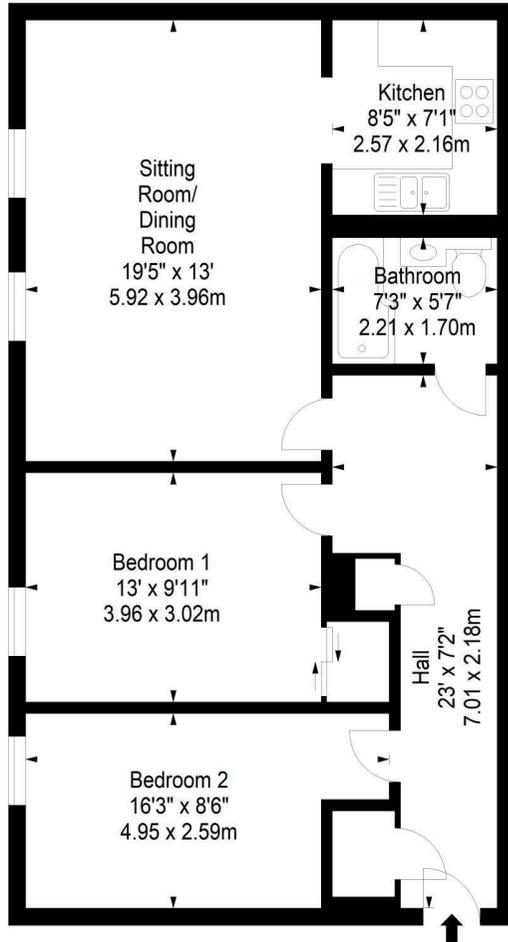




Dalry Gait,
Edinburgh, EH11 2AU



Approx. Gross Internal Area
804 Sq Ft - 74.69 Sq M
For identification only. Not to scale.
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First Floor



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