



# 3/6 Dalry Gait

Dalry, Edinburgh, EH11 2AU



VMH ESTATE AGENTS



## Impressive second floor flat with private residents' parking & located in the popular area of Dalry

- Sitting/dining room
- Fitted kitchen
- Principal bedroom - built-in wardrobes
- En-suite shower room
- Bedroom 2
- Bathroom
- Popular & convenient location
- Well maintained shared grounds
- Residents' parking
- Gas central heating & double glazing



**Offers Over: £285,000**

**EPC Rating: B**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

**[vmh.co.uk](http://vmh.co.uk)**

# About the Property

Impressive second floor flat located in the popular and convenient area of Dalry. The property forms part of a superb modern development that lies within easy walking distance of Haymarket and the West End and a variety of local amenities are close at hand.

The interior of the property is bright and well proportioned throughout and private residents' parking is available within the development.

# Management

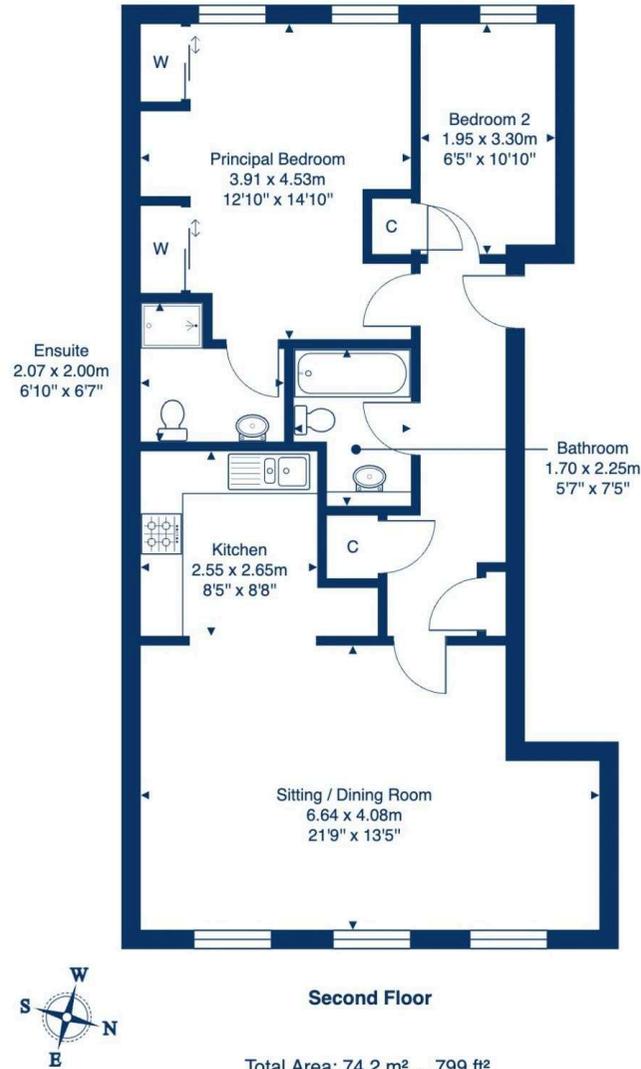
The development is factored and maintained by Charles White with an approximate annual fee of £1200 which includes buildings insurance.

# Extras

All fitted floor coverings, blinds, light fittings, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price.



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All measurements are approximate and for display purposes only.

## Location

Dalry lies within easy reach of the west side of Princes Street and is therefore ideally placed for those working within the city centre. There are excellent transport links to Edinburgh airport, the city centre and further afield with regular bus services running along Dalry Road, the tram line within easy reach and Haymarket Station nearby. There are numerous bars and restaurants within walking distance on Dalry Road. City centre shops, St James Quarter and restaurants are a short journey away. Sporting and recreational facilities are available at the Fountainpark Leisure Centre.





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.