

OFFERS OVER £220,000

22/7 Orwell Place

Edinburgh, EH11 2AF

drummondmiller

Solicitors & Estate Agents



- 1 bed tenement flat on a quiet street in the popular area of Dalry
- Hardwood flooring throughout
- Large kitchen diner perfect for hosting
- Spacious double bedroom
- Bright, welcoming lounge with original cornicing
- Gas central heating and double glazing throughout
- EPC C

Description

Drummond Miller is delighted to present this bright and spacious 1 bed tenement flat, located in the highly desirable Dalry area.

The welcoming hallway has plenty of storage and leads into a bright, welcoming lounge. A beautifully presented space with hardwood flooring and original ornate cornicing.

The generously proportioned kitchen/diner offers a good amount of storage and provides an inviting space for food preparation and entertaining. Thoughtfully designed to maximise functionality, it features a gas hob, built in electric oven, washing machine and an integrated fridge/freezer.

Located to the rear of the property, the well-proportioned double bedroom offers a peaceful and private retreat. Stylish wall-mounted bedside lights provide practicality and enhances the room's clean, modern aesthetic.

The bathroom is fitted with a three-piece suite, including an overbath mains shower.





Central Heating and double glazing

The property benefits from gas central heating and double glazing.

Garden and parking

The property benefits from a shared communal garden/drying area. There is ample parking having both pay meters and zoned permit bays.

Location

Orwell Place enjoys a convenient setting on a peaceful street in the ever popular Dalry neighbourhood.

Everyday essentials and amenities are close at hand, with Lidl, the tram stop for the airport link, a wide choice of restaurants, coffee shops, bars, a swimming pool, cinemas and major art galleries all within easy reach.

Excellent bus connections run along nearby Dalry Road (A70), providing swift access across the city.

Fountain Park Leisure Centre, Edinburgh's financial district, Princes Street, the revitalised Union Canal and the scenic Water of Leith walkway and cycle routes are also readily accessible.

Council Tax and EPC

It is in the Council Tax band C and has a C-rated Energy Performance Certificate.

Home Report

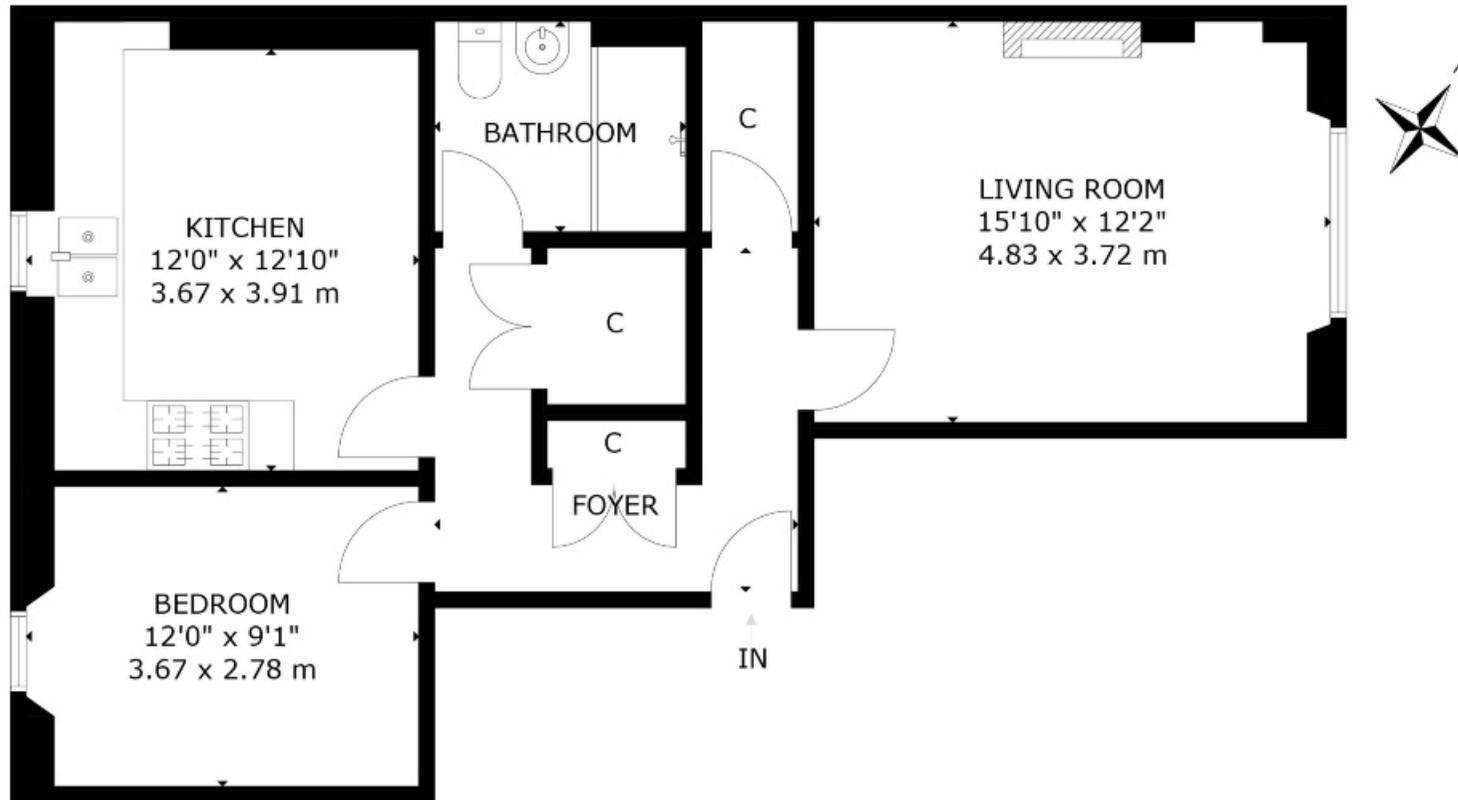
The property has been valued at £230,000 and a link to the Home Report is available from the ESPC website.

Viewing

By appointment with the Agent, telephone 0131 229 3399 or email property@drummondmiller.co.uk.

Extras

The sale price includes all white goods and blinds.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 682 SQ FT / 63 SQ M

22/7, ORWELL PLACE, EDINBURGH, EH11 2AF
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 682 SQ FT / 63 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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