

**PF2, 256 Dalry Road  
Edinburgh EH11 2JQ**

**Offers Over £245,000**

- 3 bedroom ground and basement property
- Bright lounge diner
- Breakfasting kitchen
- 3 double bedrooms
- WC
- Shower room
- Gas central heating & Double glazing
- Communal gardens

**Council Tax Band: E**  
**Tenure: Freehold**  
**Annual Service Charge: N**  
**Shared Ownership: N**



1



3



1



EPC C



### 3 Bedroom Ground & Basement Flat

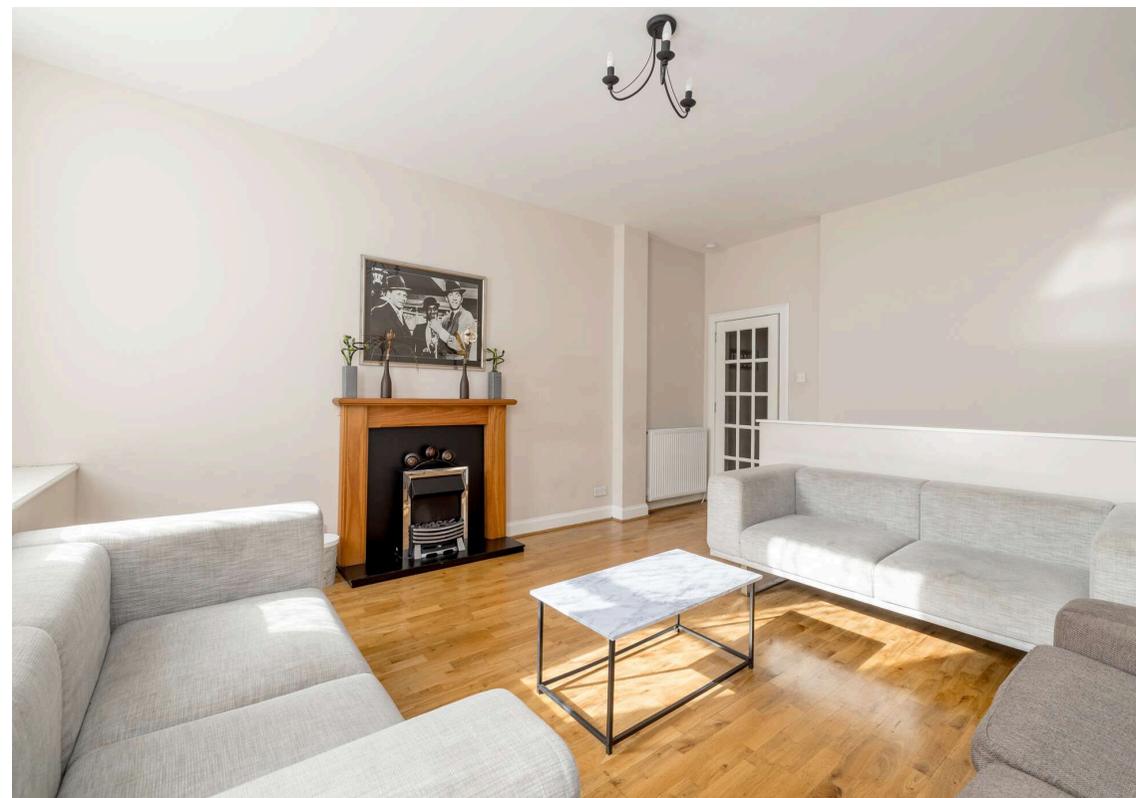
Blair Cadell are delighted to present this well proportioned three-bedroom ground and basement apartment, perfectly situated in the highly desirable Dalry area of the city. Offering bright and spacious living, this property is ideally located within easy reach of a wide range of local amenities, Haymarket train station, and the Edinburgh tram network. Whether you are a first-time buyer, looking to downsize, or seeking a strong investment opportunity, this apartment offers the perfect blend of modern comfort and city convenience.

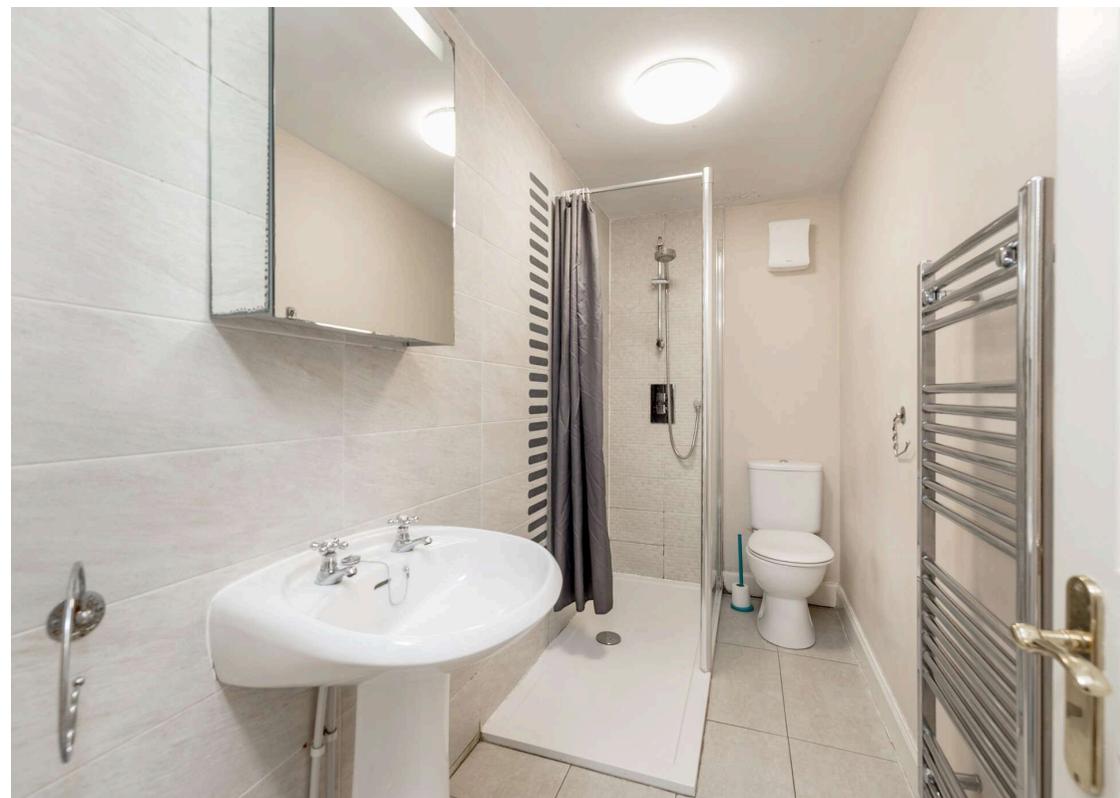
This well-presented property is accessed via a secure entry system leading into a welcoming entrance hallway. The spacious lounge/diner is a standout feature, boasting dual windows that flood the room with natural light and provide ample space for both relaxing and entertaining, while a charming fireplace creates a warm and inviting focal point. To the rear of the property, peacefully positioned, is a generously sized double bedroom complete with a useful storage cupboard. A conveniently located WC on this level adds to the practicality of the layout. Stairs lead down to the basement level, where the accommodation continues with a bright breakfasting kitchen fitted with a gas hob, electric oven, and an excellent range of wall and floor-mounted units. This level also offers two further well-proportioned double bedrooms. The shower room is equipped with a modern walk-in shower and a two-piece suite, while additional storage cupboards throughout the property provide valuable practical space. Further benefits include double glazing, gas central heating, and access to well-maintained communal gardens.

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.

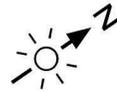
A wide range of local amenities can be found close by, including major supermarkets such as Sainsbury's, Lidl, and Aldi, as well as an excellent choice of independent shops and services in both Dalry and neighbouring Gorgie. The area also boasts great leisure and recreational facilities, including Fountain 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**

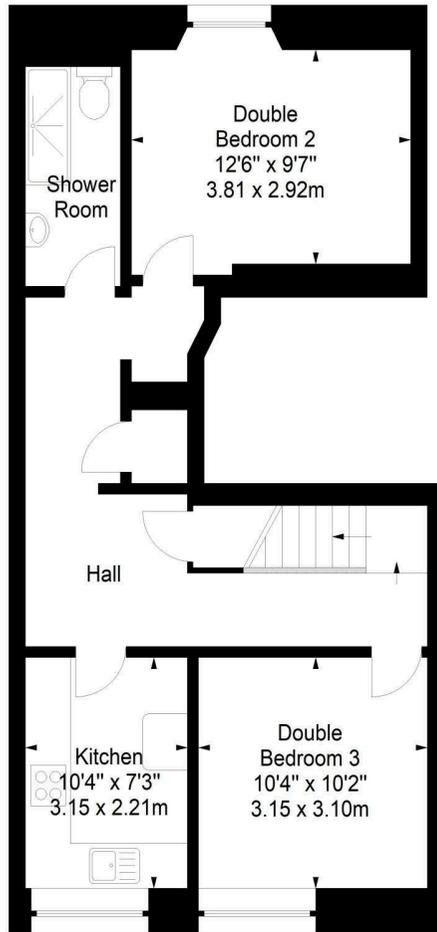




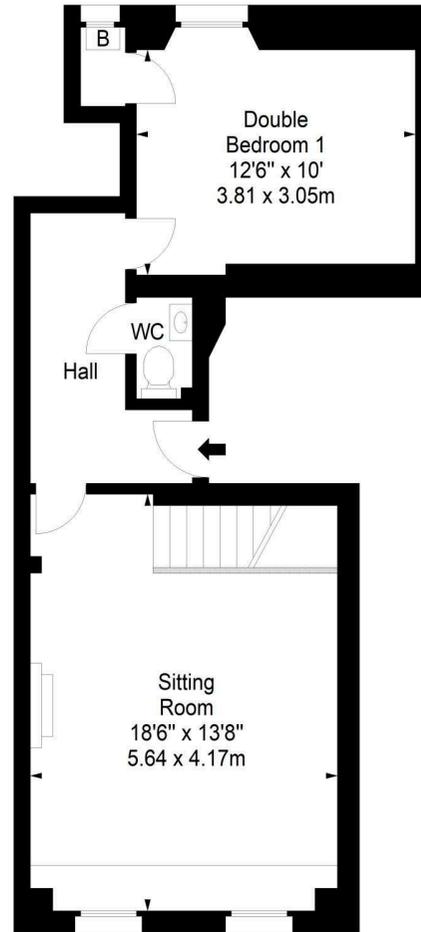
# Dalry Road, EH11 2JQ



Approx. Gross Internal Area  
1020 Sq Ft - 94.76 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Lower Ground Floor



Ground Floor



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