



lindsays

6 (1F1) Orwell Terrace
Dalry, Edinburgh, EH11 2DZ

"A well-presented and recently modernised one bedroom first floor flat in the popular Dalry area"

- Central location
- Well-presented and modernised
- Sitting room with fireplace
- Large double bedroom
- Stylish dining kitchen
- Modern bathroom
- Gas central heating
- Shared rear garden

EPC Rating D

OFFERS OVER £165,000



Description

A well-presented and recently modernised one bedroom first floor flat in the popular Dalry area of Edinburgh. Located just to the west of the city centre, the property is within a short walk to Haymarket station and to the West End. Accessed via a secure entry-phone, the internal accommodation comprises, hallway with store cupboard, sitting room with feature fireplace and stripped floor boards, large double bedroom, stylish modern dining kitchen and recently fitted bathroom. The property is ideal for the first time buyer but will also have appeal to the buy-to-let investor. Further benefits include gas central heating and access to a shared rear garden.

Area

The property is situated in a quiet residential street in the Dalry area which is superbly located for easy access to local amenities along Dalry Road, the West End and the city centre. There are several bars, restaurants, supermarkets and other convenience stores within the vicinity of Dalry Road, while a large Sainsbury's supermarket can be found in Gorgie. Further amenities such as coffee shops and restaurants, and Post Office can be easily reached at Haymarket. There are also various recreational facilities close by, including Fountainpark which offers a leisure club, bowling alleys, cinema and casino while the Dalry Leisure Centre, further down Caledonian Crescent, has a gym and Victorian swimming baths. Harrison Park and the Union Canal Tow Path provides another option for recreational pursuits. For commuters, this property is ideally situated close to several major bus routes that service the city and Haymarket train station is located conveniently nearby for those looking to commute to Glasgow or further afield.

Viewing

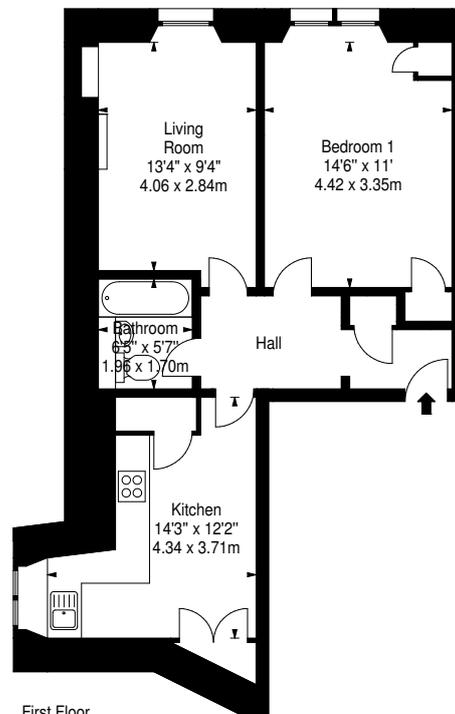
By appointment contact Lindsays on 0131 229 4040.



Orwell Terrace,
Edinburgh,
Midlothian, EH11 2DZ



Approx. Gross Internal Area
587 Sq Ft - 54.53 Sq M
For identification only. Not to scale.
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed 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. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.