



lindsays

15/15 Easter Dalry Road
Dalry, Edinburgh EH11 2TR

"A wonderful three bedroomed top floor flat in modern development with residents parking"

- Entrance hall with storage cupboards
- Bay windowed sitting/dining room
- Modern fitted kitchen
- Primary bedroom with en-suite shower room
- Two further double bedrooms
- Main family bathroom
- Gas Central Heating & Double Glazing
- Allocated residents parking

EPC Rating C

OFFERS OVER £300,000



Description

A wonderful three-bedroom, top floor flat forming part of a popular modern development with residents parking, close to a number of on hand amenities and transport links in the sought after Dalry. The accommodation comprises of three double bedrooms, all with built in wardrobes and the primary bedroom benefitting from an en-suite shower room. The main bathroom is well presented with a three piece suite and electric shower overhead, whilst the kitchen has been refurbished and has a range of high gloss grey units, integrated gas hob and electric oven with extractor hood above, along with space for free standing white goods including Fridge Freezer, Washing machine and Tumble Drier. The accommodation is completed by a superb living dining space, with an abundance of natural light from the bay window. The property benefits from gas central heating, double glazing and allocated residents parking.

The development is factored by Trinity Factoring.

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

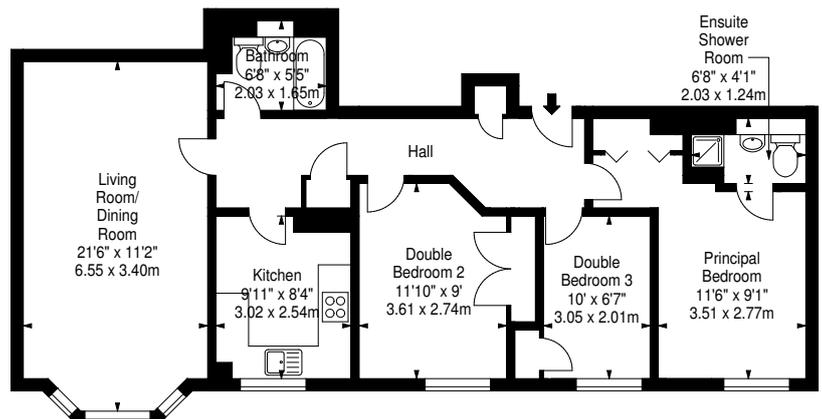
by appointment contact Lindsays.propertyadmin@lindsays.co.uk



Easter Dalry Road,
Edinburgh, EH11 2TR



Approx. Gross Internal Area
863 Sq Ft - 80.17 Sq M
For identification only. Not to scale.
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Third 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.