



lindsays

7 Dalry Gait,
Edinburgh, EH11 2AU

"A rarely available maindoor flat which offers a delightful home situated in a sought after modern development in the popular area of Dalry"

- Bright sitting room/dining room
- Separate modern fitted kitchen
- Master bedroom with en-suite
- Second double bedroom
- Bathroom with shower over the bath
- Gas central heating
- Double glazing
- Secondary glazing in the bedrooms
- Residents parking

EPC Rating C

OFFERS OVER £270,000



Description

A rarely available maindoor flat which offers a delightful home situated in a sought after modern development in the popular area of Dalry. This superb property benefits from two parking permits and is set within well maintained communal grounds, located close to the West End and within minutes of Haymarket Train and Tram which provides easy access to Edinburgh airport. In brief the accommodation comprises; hall with two storage cupboards, bright sitting room/dining room, separate modern fully fitted kitchen, master bedroom with modern en-suite shower room and built in wardrobe, second double bedroom with built in wardrobe, and bathroom with shower over the bath.

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

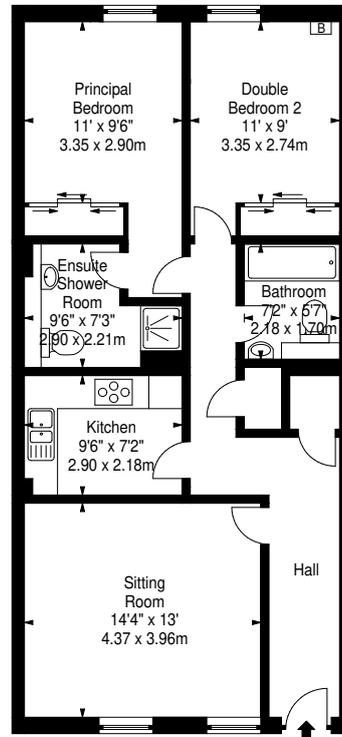
By appointment contact Lindsays – propertyadmin@lindsays.co.uk



Dalry Gait, EH9 3EG



Approx. Gross Internal Area
804 Sq Ft - 74.69 Sq M
For identification only. Not to scale.
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Ground 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.