



9/4 Dalry Gait
Dalry, Edinburgh
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Property Summary

Welcome to a spacious two-bedroom first-floor city flat which is brought to market in excellent decorative order, enjoying crisp neutral interiors throughout. The home forms part of a factored modern development and it has a highly sought-after location in Dalry, just moments from Haymarket train station and Edinburgh's fashionable West End. It further boasts sociable open-plan living, a modern kitchen, and two bathrooms, as well as private residents' parking.

Accessed via a secure telephone-entry system, the flat's front door opens with a warm invitation into a hall with attractive styling and convenient built-in storage. To the left is the living and dining room, which share a generous open-plan layout with the kitchen. The hall's wood-style floor continues here, paired with neutral decoration and a tasteful feature wall to create an inviting environment for daily use.

Features

- A spacious first-floor city flat
- Part of a factored modern development
- Highly sought-after location in Dalry
- Neutral interior décor throughout
- Secure telephone-entry system
- Welcoming hall with built-in storage
- Open-plan kitchen/living/dining room
- Fitted kitchen with popular design
- Principal suite with built-in wardrobes
- Versatile second bedroom/home office
- Three-piece en-suite shower room
- Family bathroom with a three-piece suite
- Well-maintained communal garden grounds
- Private residents' parking
- Gas central heating and double glazing





A trio of windows ensure a flood of daily light, whilst the spacious dimensions easily accommodate both lounge and dining furniture.

“...the living and dining room share a generous open-plan layout with the kitchen.”





Meanwhile, the kitchen is neatly zoned behind an open archway, retaining its own sense of space. It has a popular design too, coming well-appointed with timber-toned cabinets and stone-inspired worktops. White splashbacks add the finishing touch to the aesthetic. A gas hob and double oven come integrated, with a freestanding fridge/freezer and a dishwasher also included.

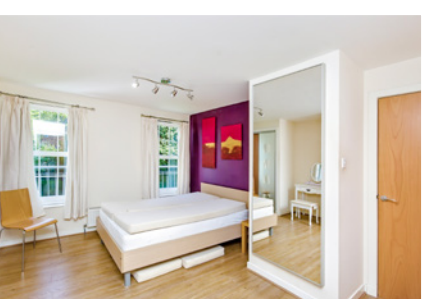


Open-plan
kitchen/living/dining room
and a fitted kitchen with
popular design





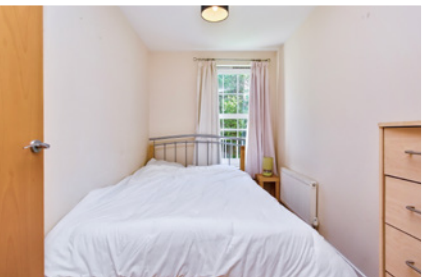
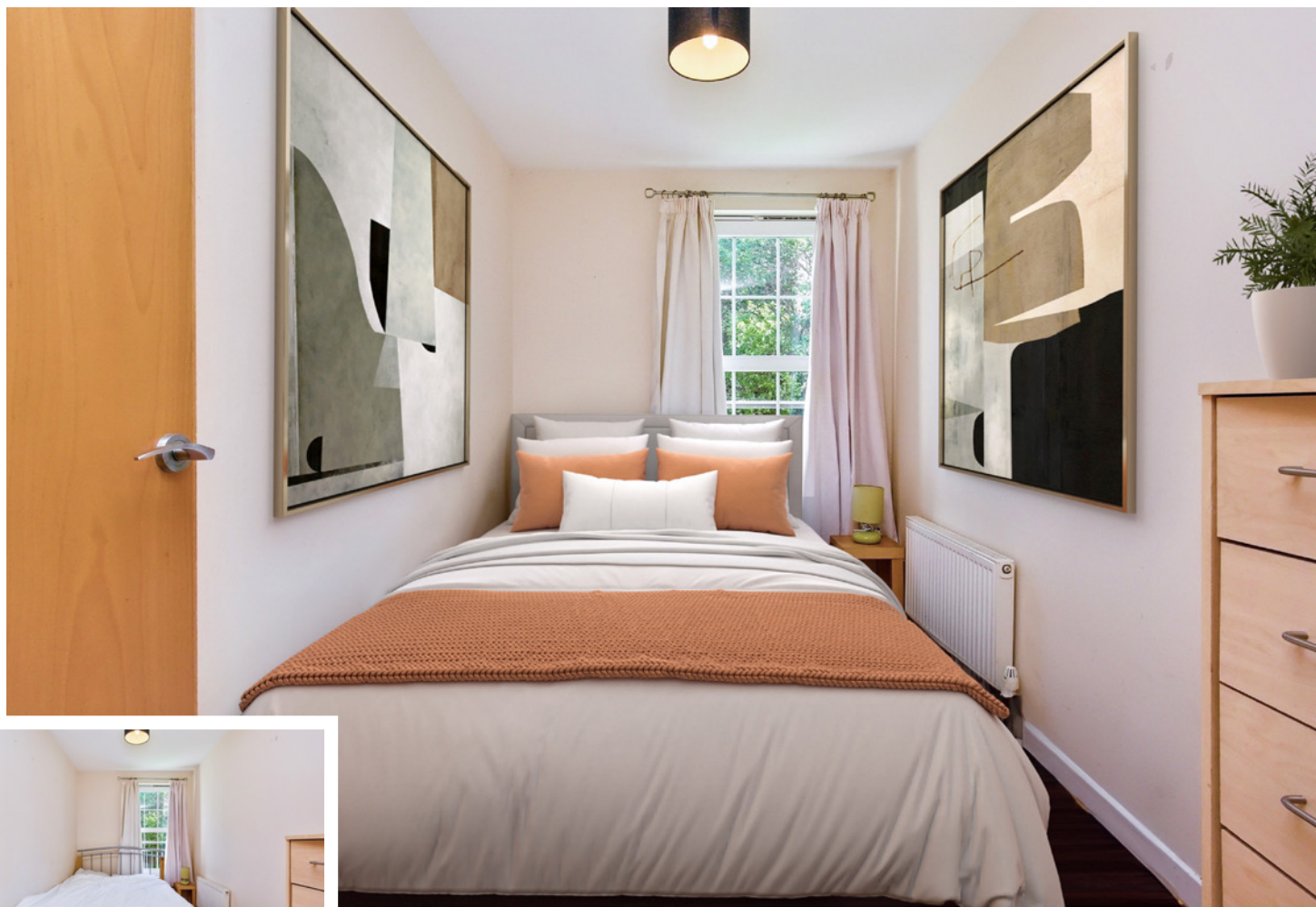
“...coming well-appointed with timber-toned cabinets and stone-inspired worktops.”



At the rear of the home, the two bedrooms echo the living area's neutral styling and wood-toned floor.

The principal bedroom is a large double with generous built-in wardrobe storage and its own en-suite shower room. The second bedroom, on the other hand, is a versatile space that can house a double bed or be used creatively such as a home office, if preferred.





A three-piece family bathroom with an overhead shower finishes the accommodation. Gas central heating and double glazing ensure year-round comfort.

Outside, the development offers well-maintained communal garden grounds and private residents' parking.

Factor: the development is factored by Charles White for the approximate monthly cost of £108.

Please note: Some of the photographs have been virtually staged from actual photographs of the rooms.

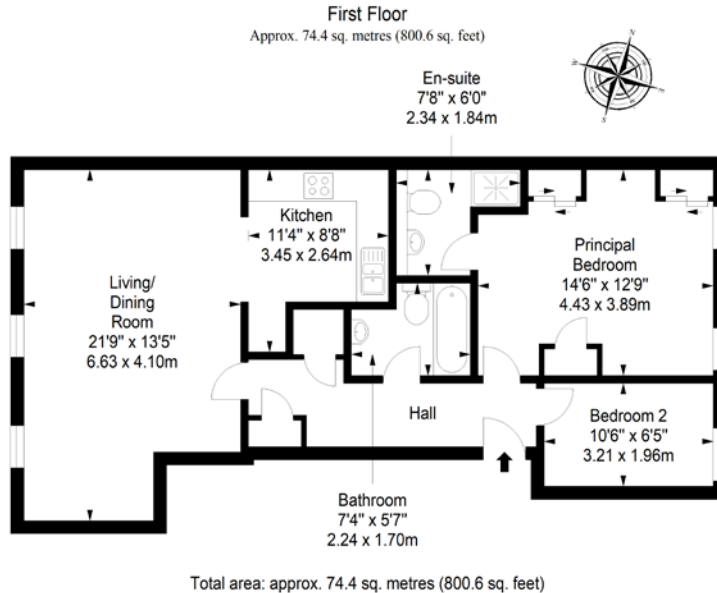




Dalry, Edinburgh

Situated next to Haymarket Station and within walking distance of the city centre and Fountain Park, the popular residential area of Dalry attracts professionals, students, and young families to this western part of Edinburgh. The area boasts a bustling main street lined with socialising hotspots, eateries, coffee houses, shops, supermarkets and service outlets. Dalry offers a wealth of leisure and recreational activities including one of Edinburgh's Victorian swimming baths (now Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which boasts a Cineworld cinema, a Nuffield Health gym, adventure golf, a trampoline park, a laser tag arena, a bowling alley, and a selection of bars and restaurants. The area also benefits from good state schooling at primary and secondary level, in addition to being ideally placed for some of the capital's best independent schooling options. Just 30 minutes' walk from Princes Street, Dalry also enjoys fantastic public transport links with regular bus routes all across the city. Nearby Haymarket Station provides excellent rail links throughout Scotland and beyond, and is also served by the tram service.

Floorplan



EPC Rating - B | Council tax band - E | Home report Value - £310,000

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a fridge/freezer, and a dishwasher to be included in the sale.



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