



1 BED



1 BATH



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FLAT 3F1, 206 DALRY ROAD

Dalry, Edinburgh, EH11 2ES

DAVIDSONS



Presented in move-in condition, this one-bedroom third-floor flat offers bright and spacious rooms with period features and a blank canvas of décor. It forms part of a traditional tenement building, and has a highly desirable location in sought-after Dalry. The city flat is close to excellent amenities and transport links, and it is within easy walking distance of Haymarket train station and Edinburgh's fashionable West End.

The home is accessed via a secure telephone-entry system and a shared stairwell, the front door opening to a central hall that sets the theme of décor found throughout. The hall provides a warm welcome and a built-in cupboard before flowing through to the living room. This reception area offers spacious dimensions for comfortable lounge furniture, benefitting from a neutral backdrop and varnished wooden floorboards. Southeast-facing sash windows bathe the room in natural light, whilst detailed cornice work and an attractive mantelpiece and surround add decoration, alongside a shelved recess for display storage. An open doorway leads through to a study, providing a discreet space for working from home. On the opposite side of the hall, the dining kitchen offers plenty of room for hosting friends and lively dinner parties. It is fitted with wooden worksurfaces and base and wall-mounted cabinets in mix-and-match tones. Metro-style splashbacks frame the integrated gas hob, with an integrated oven also included, along with an undercounter fridge and washing machine. Additional built-in storage completes the space.

PROPERTY FEATURES

- Third-floor city flat in move-in condition
- Part of a traditional tenement building
- Neutral interiors with period details
- Secure telephone-entry system
- Central hall with a built-in cupboard
- Southeast-facing living room with a study
- Dining kitchen with built-in storage
- Bright and spacious double bedroom
- Bathroom with a three-piece suite
- Communal rear garden laid to lawn
- Controlled permit parking (Zone S4)
- Traditional sash and case windows
- Electric storage heaters





**SOUTHEAST-FACING LIVING
ROOM WITH A STUDY,
DINING KITCHEN WITH
BUILT-IN STORAGE AND
A BRIGHT AND SPACIOUS
DOUBLE BEDROOM**







Meanwhile, the double bedroom has a large footprint for an excellent choice of bedside furnishings. In keeping with the rest of the home, it is decorated in crisp white, yet also adds a snug carpet for maximum comfort. Conveniently next door, the bathroom is finished in neutral décor and with matching tiles. It is equipped with a pedestal washbasin, a toilet, and a bath with an overhead shower. The property has electric storage heaters and traditional sash and case windows.

Externally, there is a communal garden to the rear, which is laid to lawn and with shared drying areas. Controlled permit parking is also available for residents (Zone S4).

Extras: all fitted floor coverings, light fittings, integrated appliances, fridge, and washing machine to be included in the sale.



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.

DAVIDSONS

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AND NOTARIES PUBLIC

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