



**52/6, Dalry Road, Edinburgh**

Offers Over £279,000



## 52/6, Dalry Road

Edinburgh, Edinburgh

Traditional two double bedroom flat with high ceilings and large dining kitchen in central Dalry. Ideal for first-time buyers, professionals, or investors. Excellent transport links nearby. Council Tax band: C

Tenure: Freehold

- 2 Large Double Bedrooms
- Traditional Apartment
- Spacious Dining Kitchen
- Double Glazing
- Large Lounge
- Gas Central Heating



### Lounge

16' 3" x 13' 1" (4.96m x 3.99m)

A large and welcoming lounge positioned to the front of the property, enjoying excellent natural light from three double-glazed windows overlooking the front and side aspects. The room features wooden laminate flooring, attractive cornicing, wall-mounted light fittings, a radiator, and a characterful fireplace, creating a warm and inviting living space.



### Kitchen /Diner

16' 3" x 12' 11" (4.96m x 3.94m)

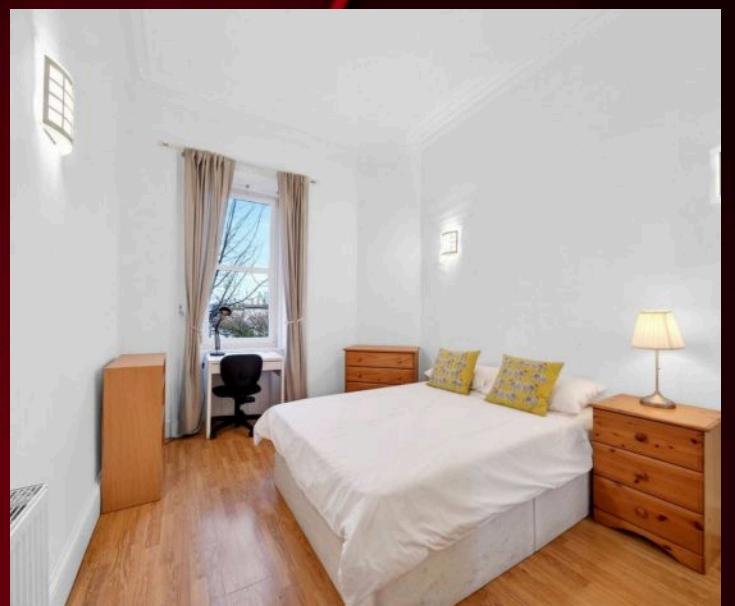
Situated to the rear of the property, this generous kitchen dining room offers ample space for both cooking and dining. Fitted with white units, a gas hob, grey tiled splashbacks, and tiled flooring. A breakfast bar provides additional seating, while wall lights enhance the space. There is also a large walk-in storage cupboard, adding excellent practicality.



### Primary Bedroom

13' 1" x 11' 2" (3.99m x 3.41m)

Located to the rear, the principal bedroom is a large double room with laminate wood flooring, built-in wardrobes, wall lights, and a radiator, offering a calm and well-proportioned sleeping space.



### Bedroom 2

13' 0" x 9' 8" (3.95m x 2.95m)

Also to the rear of the property, the second double bedroom benefits from double-glazed window with wooden blinds, laminate wood flooring, built-in wardrobes, wall lights, and decorative cornicing.

### Bathroom

10' 0" x 6' 6" (3.05m x 1.99m)

The bathroom features a bath with shower over, a window providing natural ventilation, grey flooring, white tiled wall behind the bath and shower area, ceiling lights, and an extractor fan, creating a fresh and functional space.





### WC

5' 1" x 2' 9" (1.56m x 0.85m)

Accessed from the hallway, the separate WC is fitted with cream tiled flooring, ceiling lighting

### Reception Hall

A large and welcoming reception hall with neutral carpeting, soft wall lighting, and a radiator, creating an inviting first impression on arrival.







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