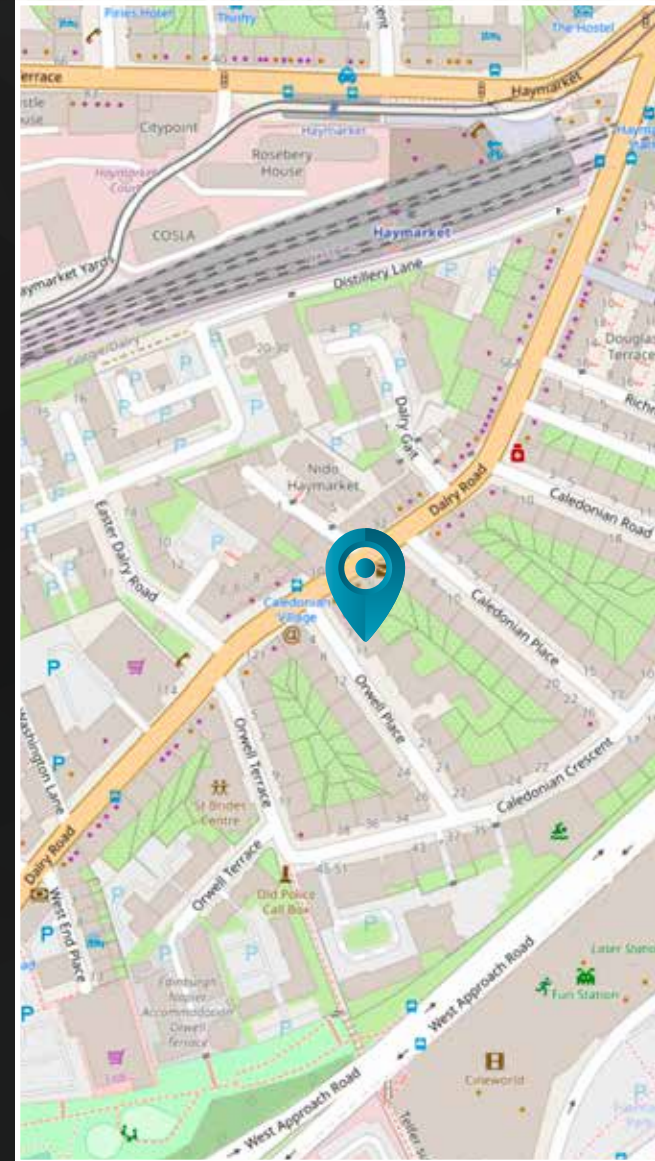


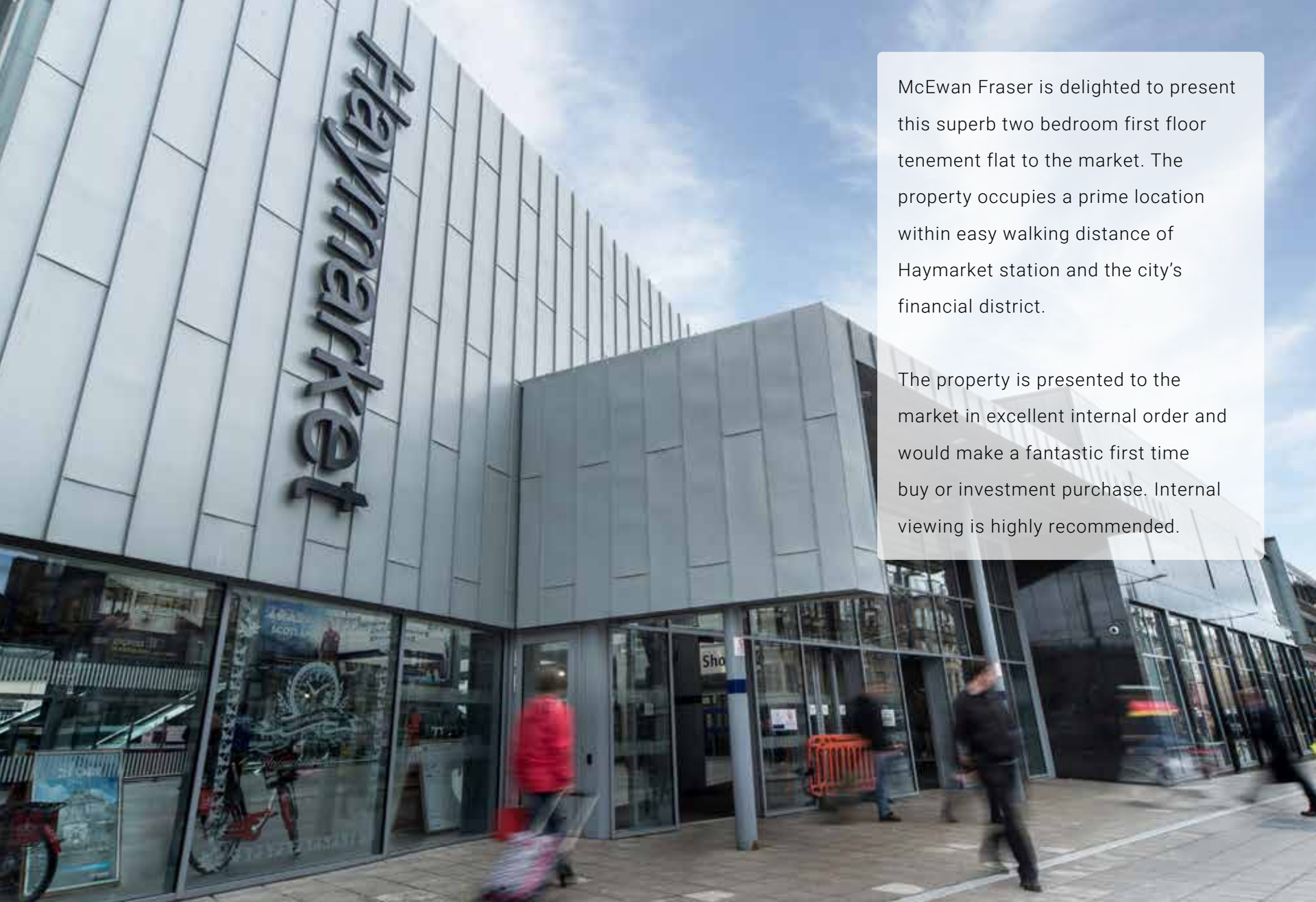


LOCATION

Dalry is one of the city's most popular residential districts, lying just beyond the West End and within walking distance of Princes Street. There are local Post Office services with a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only three or four minutes away using one of the many and frequent bus services offered, while Haymarket Railway Station and the tram line is virtually on the doorstep.

It is also worth noting the proximity to Dalry Swim Centre and a short walk through a tunnel takes you to Fountain Park, which houses a multi-screen cinema complex and fitness centre.





McEwan Fraser is delighted to present this superb two bedroom first floor tenement flat to the market. The property occupies a prime location within easy walking distance of Haymarket station and the city's financial district.

The property is presented to the market in excellent internal order and would make a fantastic first time buy or investment purchase. Internal viewing is highly recommended.



The accommodation is focused towards a beautiful lounge. Neutrally finished with abundant natural light, the reception room retains many of its traditional features including ornate coving, traditional marble fireplace and high skirting boards alongside quality wooden flooring. With high ceilings and ample floor space, there is flexibility for an incoming purchaser to adapt the room to individual taste and requirements. There is also a large storage cupboard off the lounge.





The kitchen overlooks the rear of the property and includes an ample range of gloss units with plenty of prep and storage space. Electric hob and oven are integrated while space is provided for further free-standing appliances.





There are two rear facing bedrooms with the master being a particularly generous double with plenty of period character and ample floor space for a full range of furniture.



Finally, the central hallway also gives access to an ultra contemporary shower room and separate WC.

The property also benefits from a brand new central heating system, new carpets, double glazing, internal wall insulation on all major external walls and a well maintained communal garden.



Approximate Dimensions (Taken from the widest point)

Lounge	5.30m (17'5") x 3.60m (11'10")
Kitchen	3.30m (10'10") x 2.80m (9'2")
Bedroom 1	3.00m (9'10") x 2.95m (9'8")
Bedroom 2	2.60m (8'6") x 2.20m (7'3")
Shower Room	2.00m (6'7") x 2.00m (6'7")
WC	1.40m (4'7") x 1.30m (4'3")

Gross internal floor area (m²): 71m² | EPC Rating: C



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