

# 11/5 Cathcart Place

DALRY, EDINBURGH, EH11 2HD



*Spacious and Modernised Two Bedroom Flat In Dalry  
With Excellent Transport Links and Local Amenities*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this two-bedroom flat to the market. The property is in walk-in condition having been upgraded and modernised by the current owner.

# THE LIVING ROOM



Inside, the property comprises:

- Spacious living area with front-facing windows, flooded with natural light and has an onyx stone gas fireplace. Various possible options for furniture arrangements.
- Fully equipped kitchen which is situated in the box room of the property. Making the best use of all the space on offer. The Kitchen is newly fitted and comes with an electric hob, fan oven and freestanding dishwasher. In addition, there is excellent storage space and also a utility cupboard.

# THE KITCHEN







- The flat benefits from two spacious double bedrooms which are bright and spacious.
- The property has one main shower room and a separate WC. The shower room is modern and nicely finished with tiles and double shower. The WC is finished to the same standard and is a two-piece modern suite.

## THE SHOWER ROOM



# BEDROOM 1





# BEDROOM 2





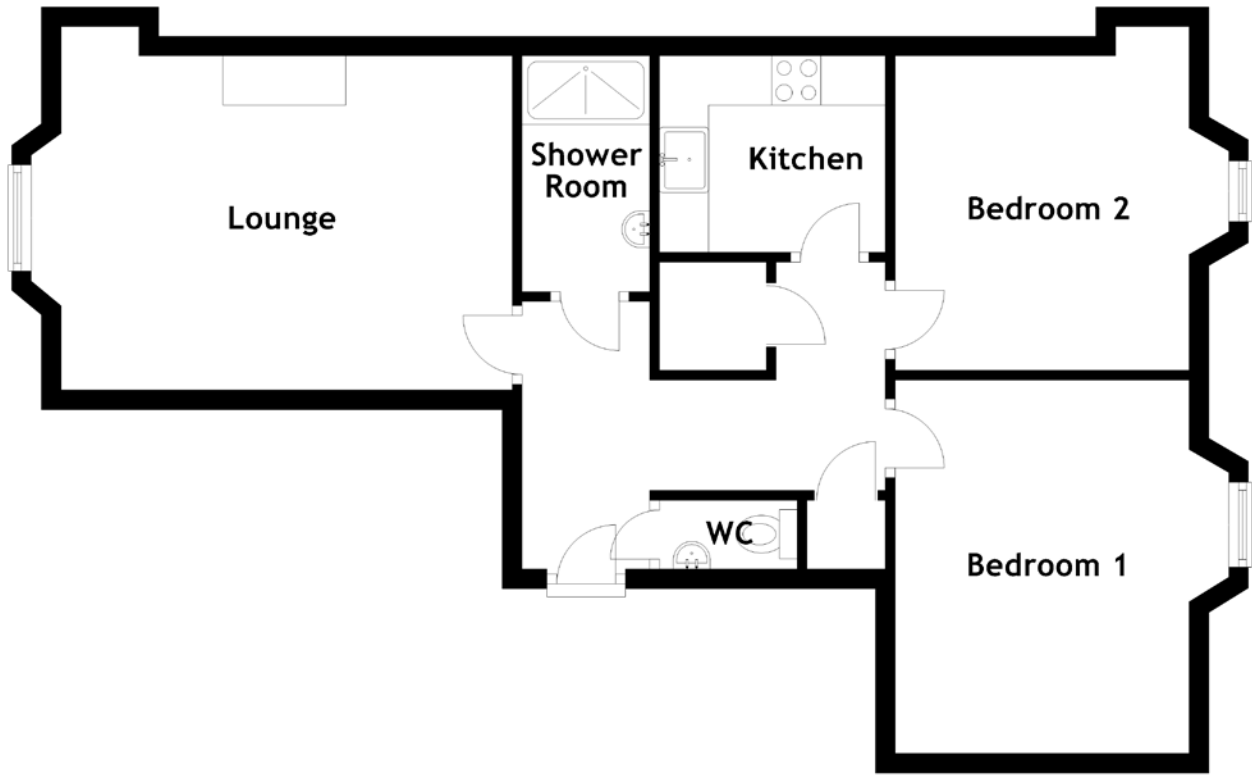
In addition to this, the property has gas central heating and full double glazing making for a warm home year-round. Parking is on-street pay and display with permit parking.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

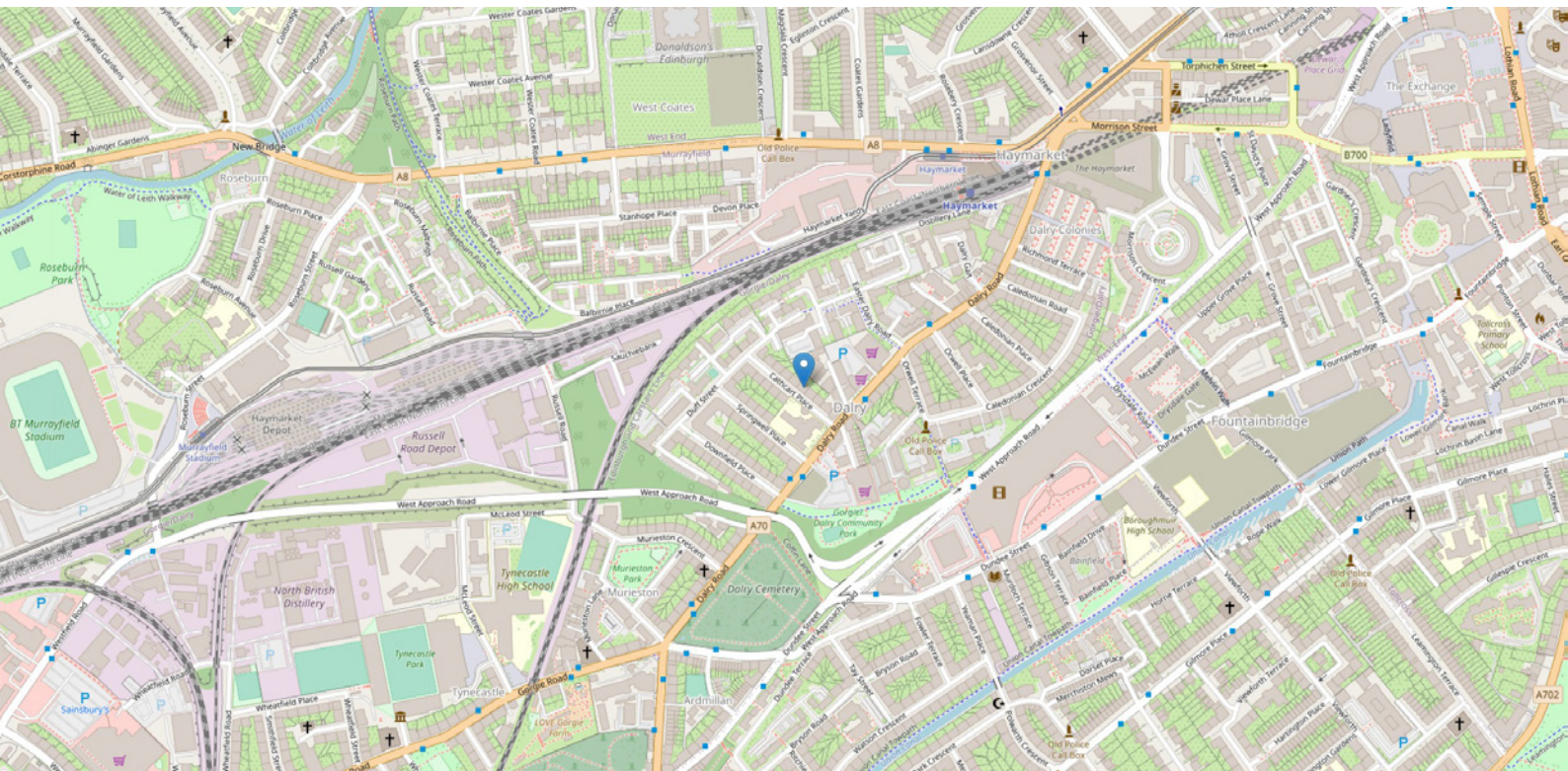


Approximate Dimensions  
(Taken from the widest point)

Lounge 4.90m (16'1") x 2.50m (8'2")  
 Kitchen 2.30m (7'7") x 2.00m (6'7")  
 Bedroom 1 3.80m (12'6") x 3.46m (11'4")

Bedroom 2 3.40m (11'2") x 3.20m (10'6")  
 Shower Room 2.40m (7'10") x 1.30m (4'3")  
 WC 1.40m (4'7") x 0.70m (2'4")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>  
 EPC Rating: C





# THE 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 3 or 4 minutes away using one of the many and frequent bus services offered, while Haymarket Railway Station and the long awaited tram line is virtually on the doorstep.

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



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**BEN STEWART CLARK**  
Area Sales Manager



Professional photography  
**ERIN MCMULLAN**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer

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