

44/3 Orwell Terrace

DALRY, EDINBURGH, EH11 2DT



*SPACIOUS TWO BEDROOM FLAT IN
EDINBURGH'S CENTRAL DALRY AREA*



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McEwan Fraser Legal is delighted to present this two-bedroom spacious ground floor flat in Dalry to the market. The property is in walk-in condition having been well looked after and could perhaps benefit from modernisation but it is not immediately required.

Inside, the property comprises of a spacious living area that is front facing and the living room offers various options for furniture arrangements as well as being spacious enough to accommodate a dining table. A fully equipped kitchen is accessed via the living room. The kitchen is well equipped with hob, fan oven, white goods and provides plenty of storage space for any level of cook. The property benefits two spacious double bedrooms, both of which include integrated wardrobes and the master is slightly larger. The flat has a family bathroom with a three-piece bathroom suite and electric shower over bath.

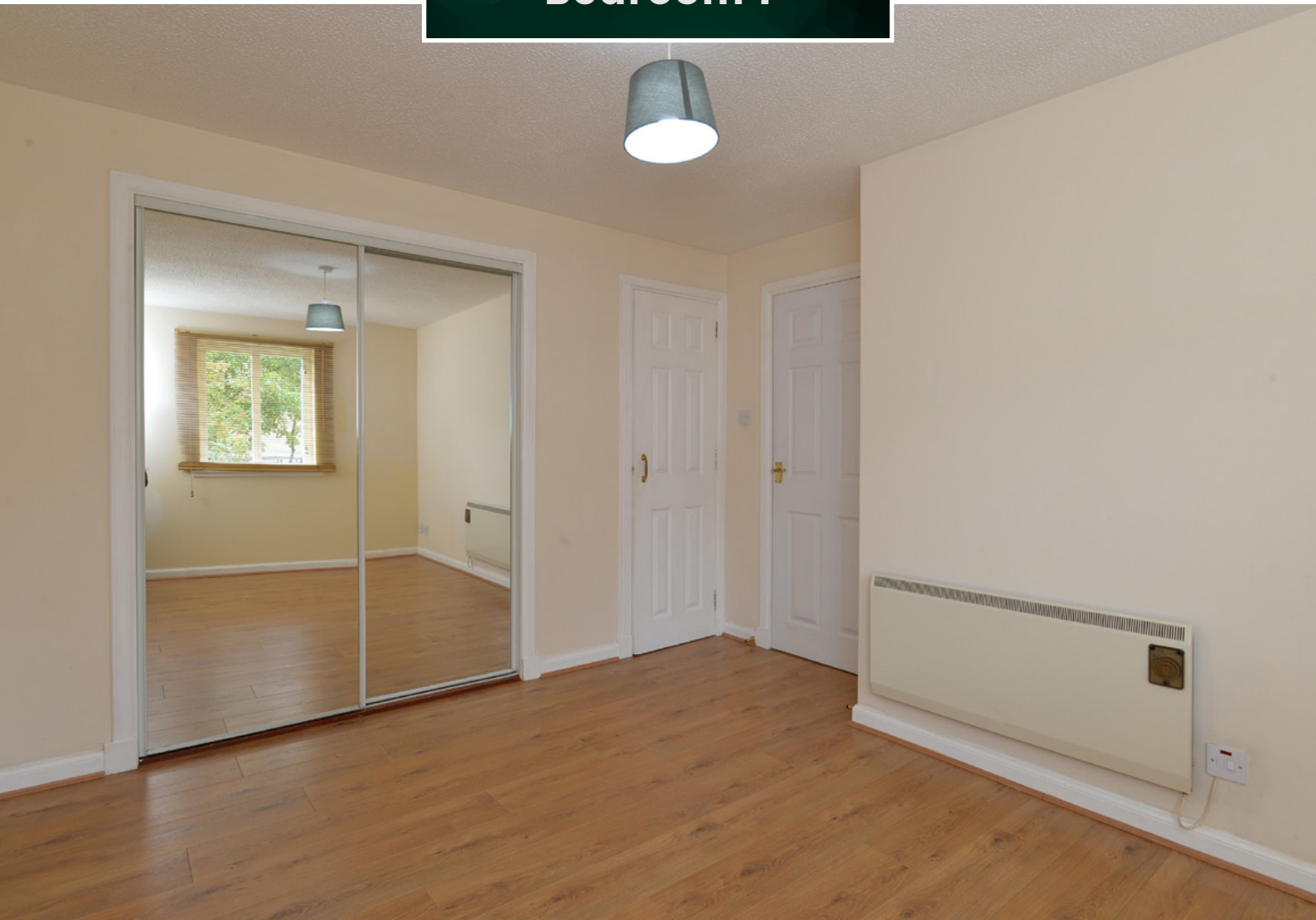
In addition to this, the property includes off-street residents permit parking as well as on-street parking for visitors. The flat benefits from central heating and double-glazed windows making for a warm cost-effective home, year-round.







Bedroom 1

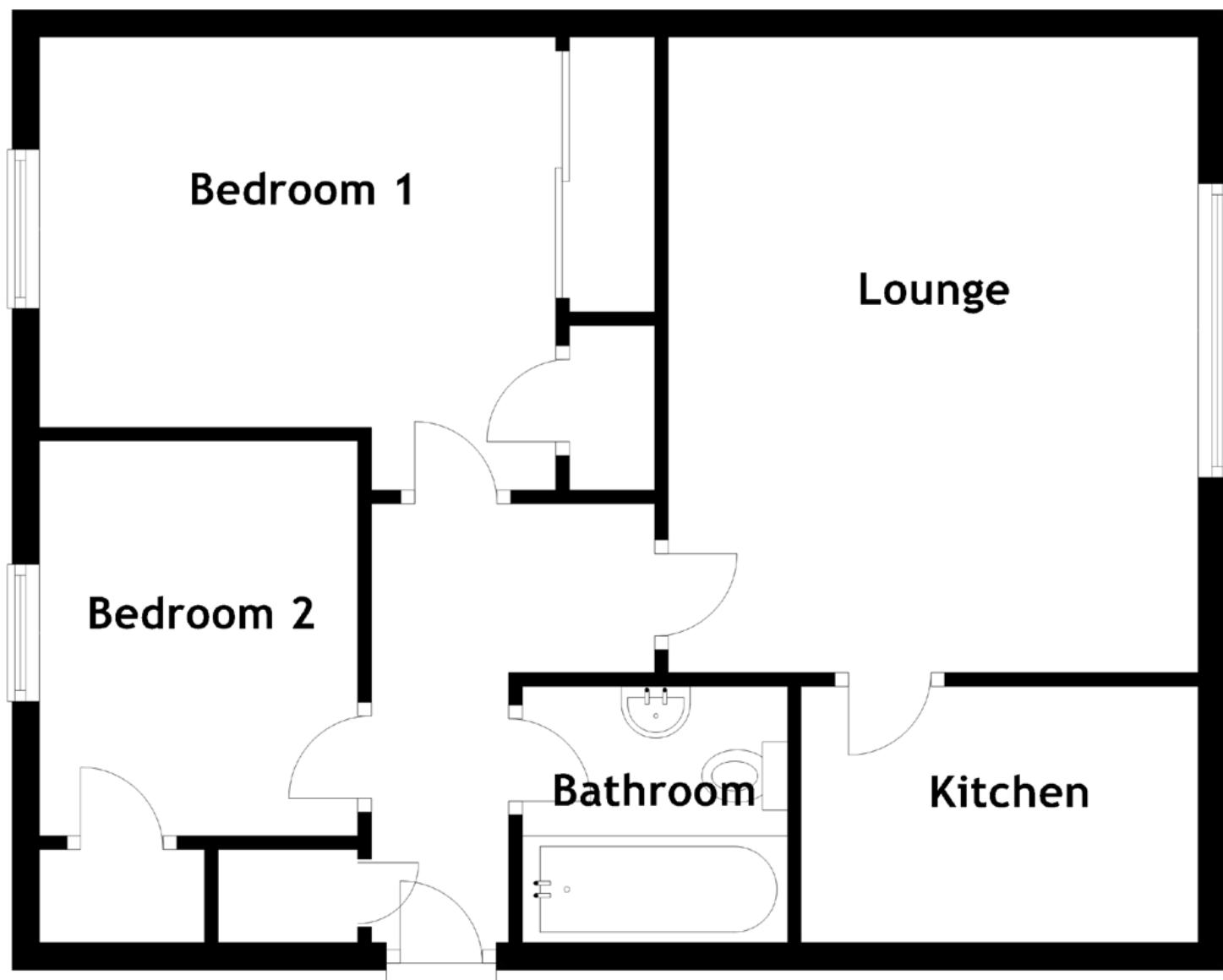




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

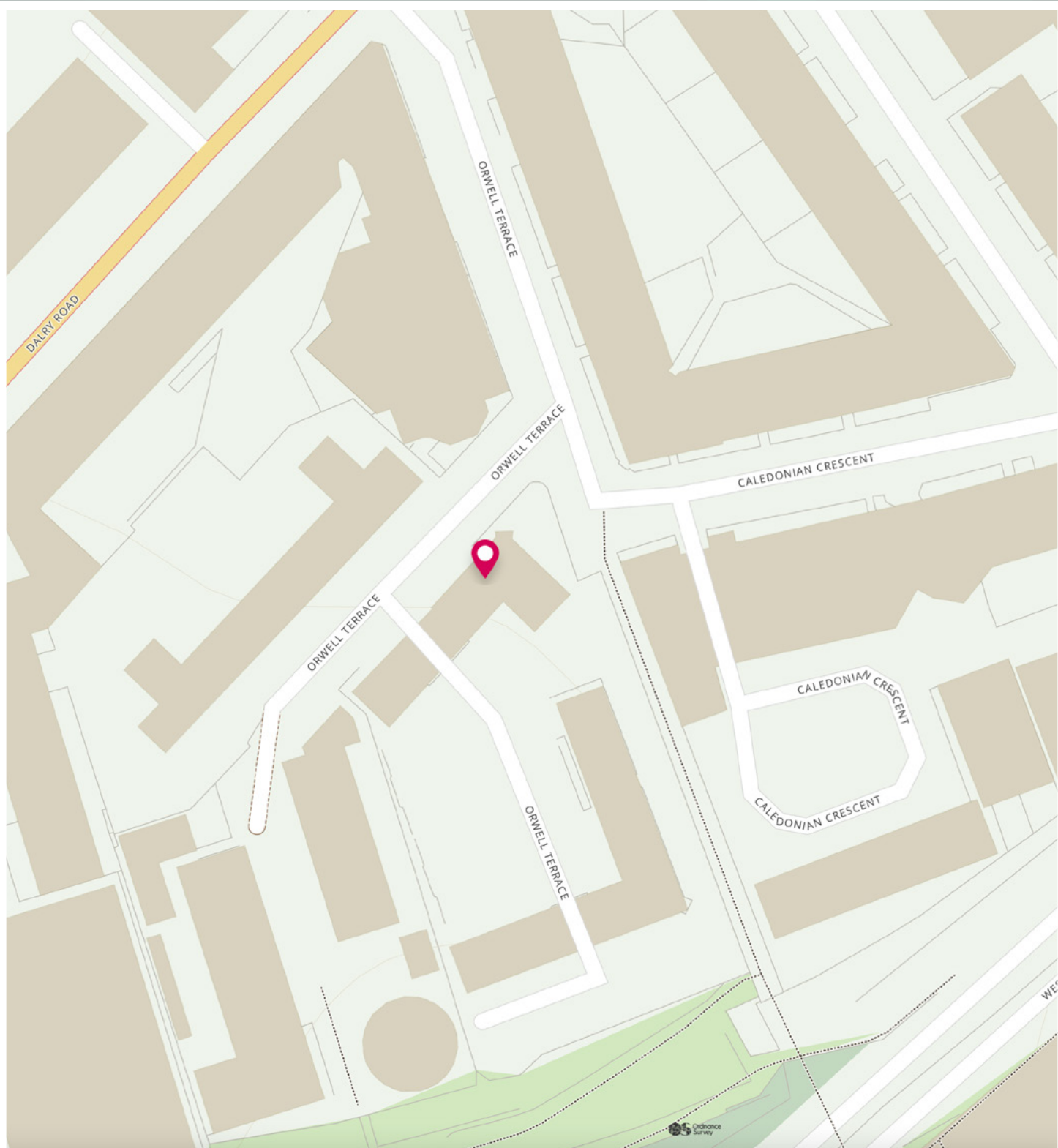
Lounge	4.63m (15'2") x 3.86m (12'8")	Bathroom	1.93m (6'4") x 1.87m (6'2")
Kitchen	2.89m (9'6") x 1.87m (6'2")	Gross internal floor area (m ²): 57m ² EPC Rating: D	
Bedroom 1	3.76m (12'4") x 3.30m (10'10")		
Bedroom 2	2.88m (9'5") x 2.32m (7'7")		



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.

The Location



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