



*Spacious three-bedroom top-floor apartment in a sought-after modern development a stone's throw away from Haymarket station and the West End*



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McEwan Fraser is delighted to present this spacious three-bedroom top-floor apartment to the market. Dalry Gait is a sought-after modern development a stone's throw away from Haymarket station and the West End. Internally, the property enjoys superb proportions and includes a large open-plan kitchen/reception, a generous en-suite master bedroom, a second double bedroom, a single bedroom, and a master bathroom. The property also benefits from a balcony, plenty of storage space, gas central heating, double glazing, a secure entry system, and a residents' car park.

# KITCHEN/LIVING ROOM



The accommodation is focused on the huge open-plan kitchen/living room which is naturally bright and gives huge flexibility for the new owner to create their ideal entertaining space. The proportions on offer can happily accommodate a large suite, a full-size dining table, and a range of supporting furniture. To one end, the kitchen comprises a good range of base and wall-mounted units that offer plenty of prep and storage space. The kitchen also has a range of integrated appliances including a gas hob, an electric oven, a fridge freezer, and a dishwasher.





Bedroom one is the obvious master bedroom and it boasts integrated wardrobes and plenty of space for a range of free-standing furniture. There is also an en-suite shower room which is partially tiled and includes a white suite and a large built-in shower. Bedroom two is a further generous double with two integrated wardrobes. Bedroom three is a single bedroom that has French doors opening onto a balcony. Ideal as a nursery or guest bedroom, it would also make an ideal home office.

The central hallway includes integrated storage and gives access to the master bathroom which completes the accommodation. The bathroom is partially tiled and enjoys a three-piece white suite with a shower over the bath.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3 & BALCONY



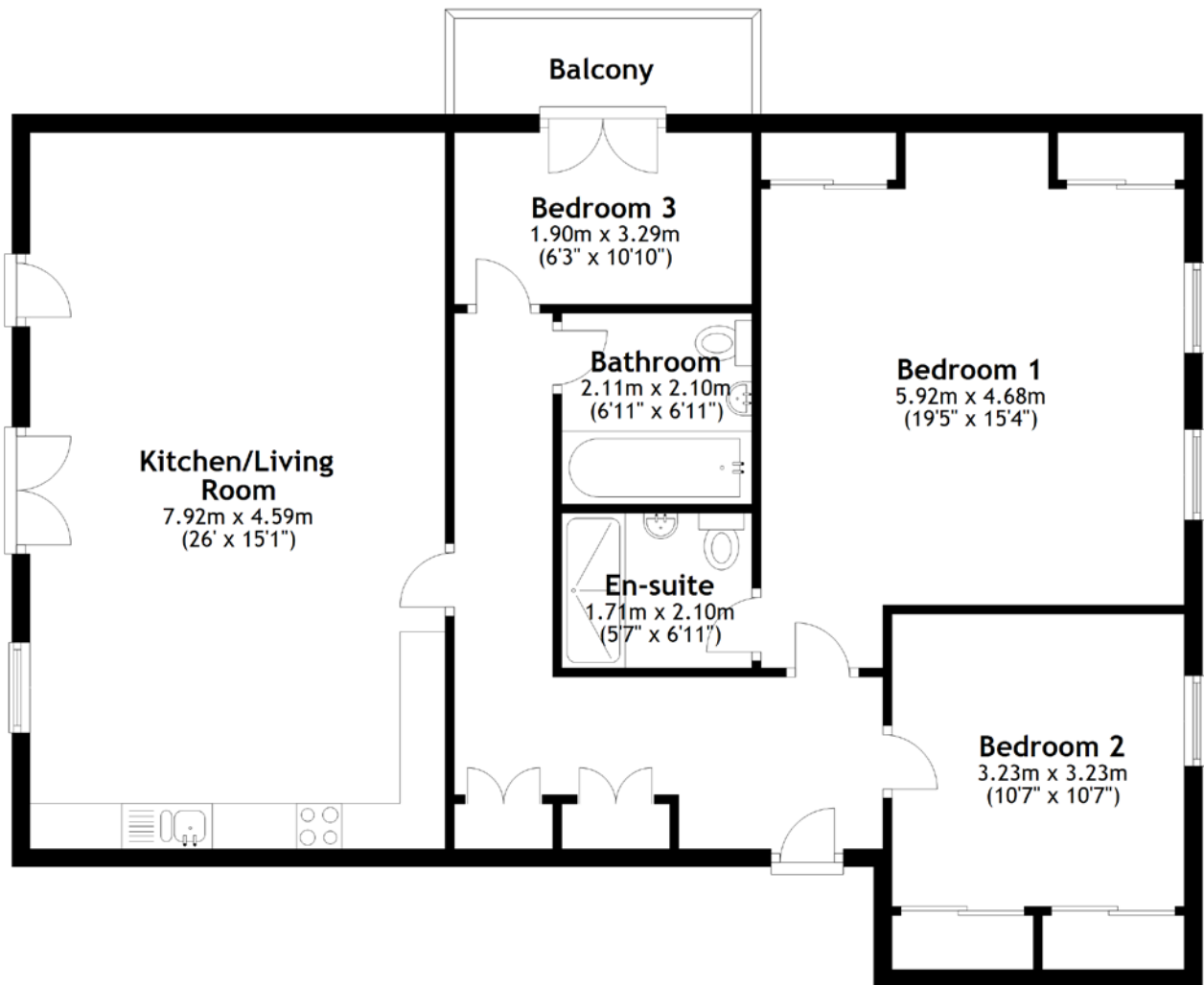
Viewing is essential to fully appreciate the proportions of this magnificent apartment.

# EXTERIORS

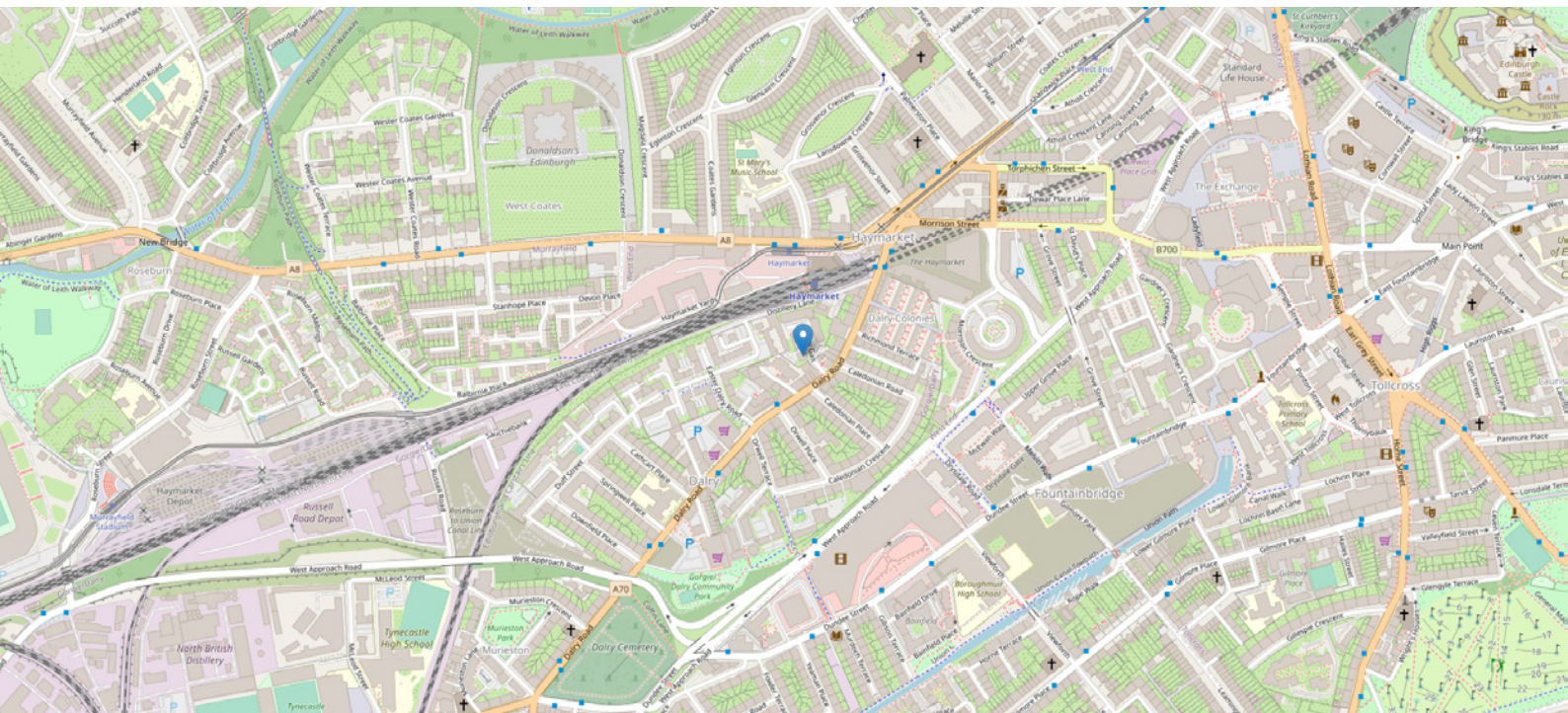




# FLOOR PLAN, DIMENSIONS & MAP



Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup> | EPC Rating: B



# THE LOCATION

Dalry is one of the city's popular residential districts, lying just beyond the West End and within walking distance of Princes Street. With Haymarket Train Station and Edinburgh Tram service virtually on your doorstep, it is the ideal location for commuters or university/college students.





The property is surrounded by several local amenities including a Lidl and Cooperative on Dalry Road, Sainsbury's supermarket at Gorgie, as well as many recreational facilities including the Dalry Swim Centre, Fountain Park Leisure Complex, which houses a cinema, bowling, gym and several restaurants. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers and rowers. Regular bus services operate to and from the city centre and to surrounding areas. The city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.



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