



9/16 Orwell Terrace

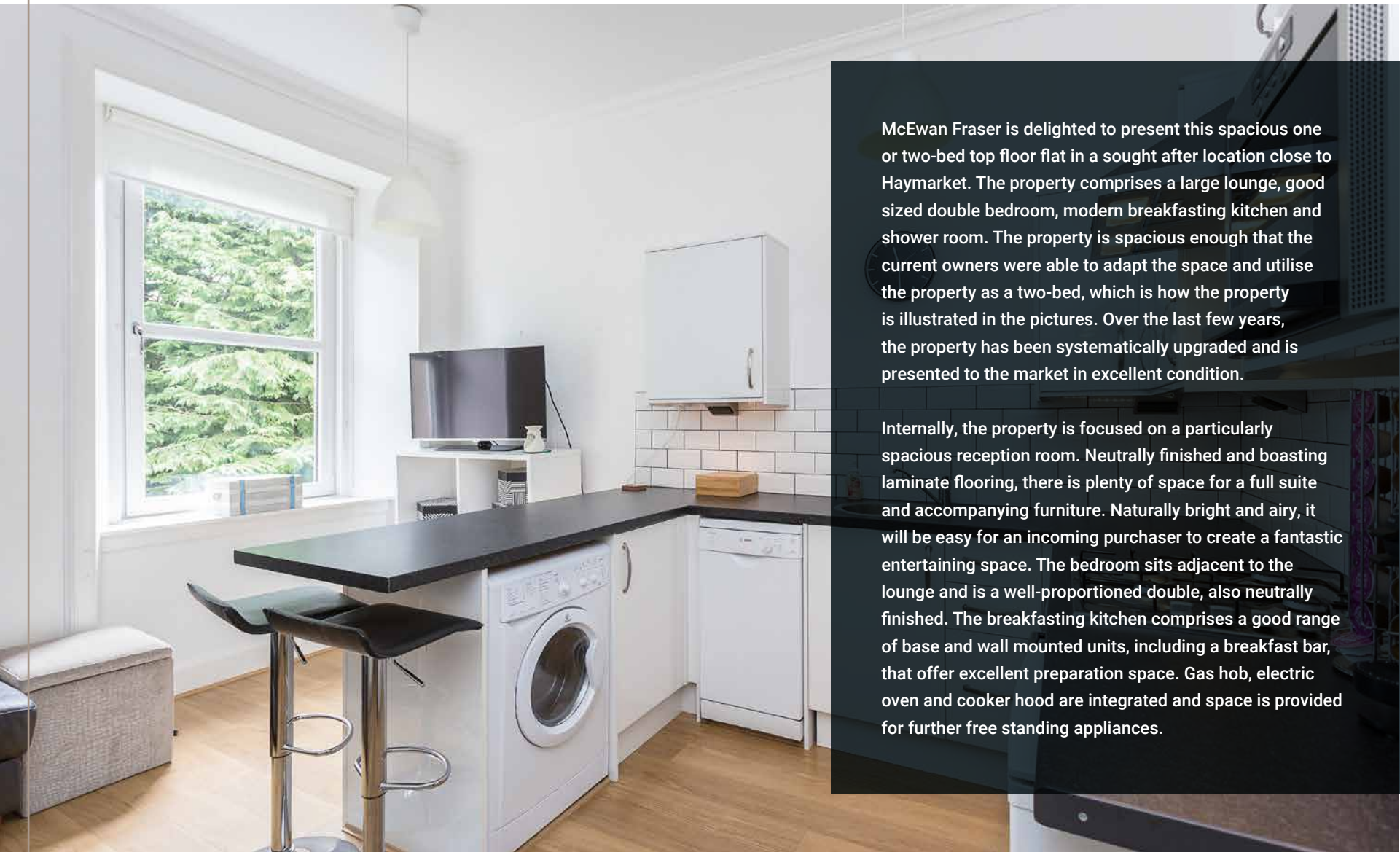
DALRY

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 long-awaited tram line is virtually on the doorstep.

It is also worth noting the 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.



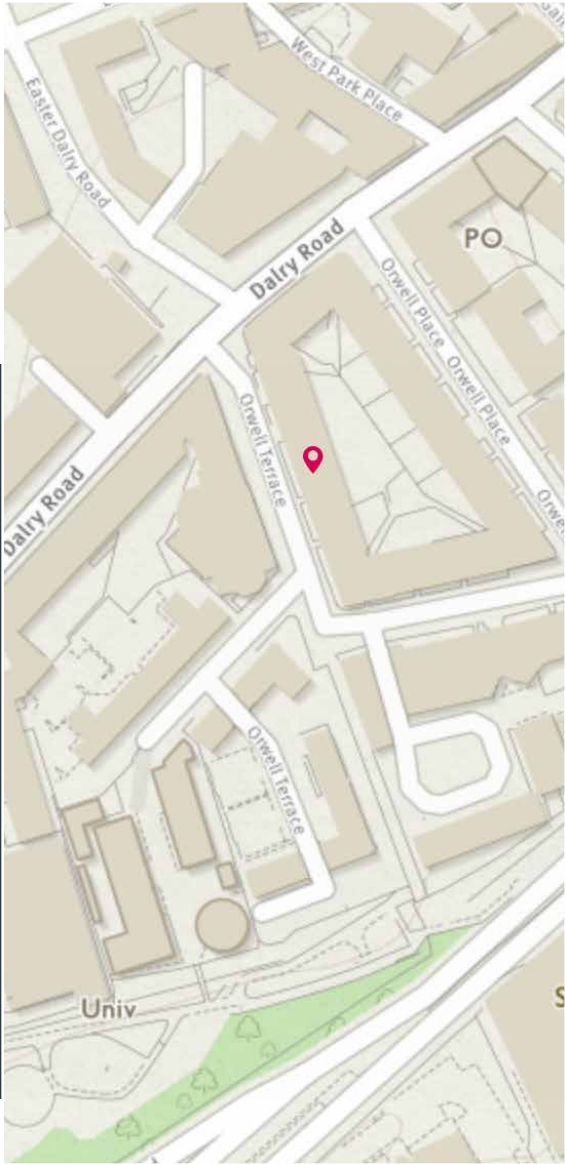
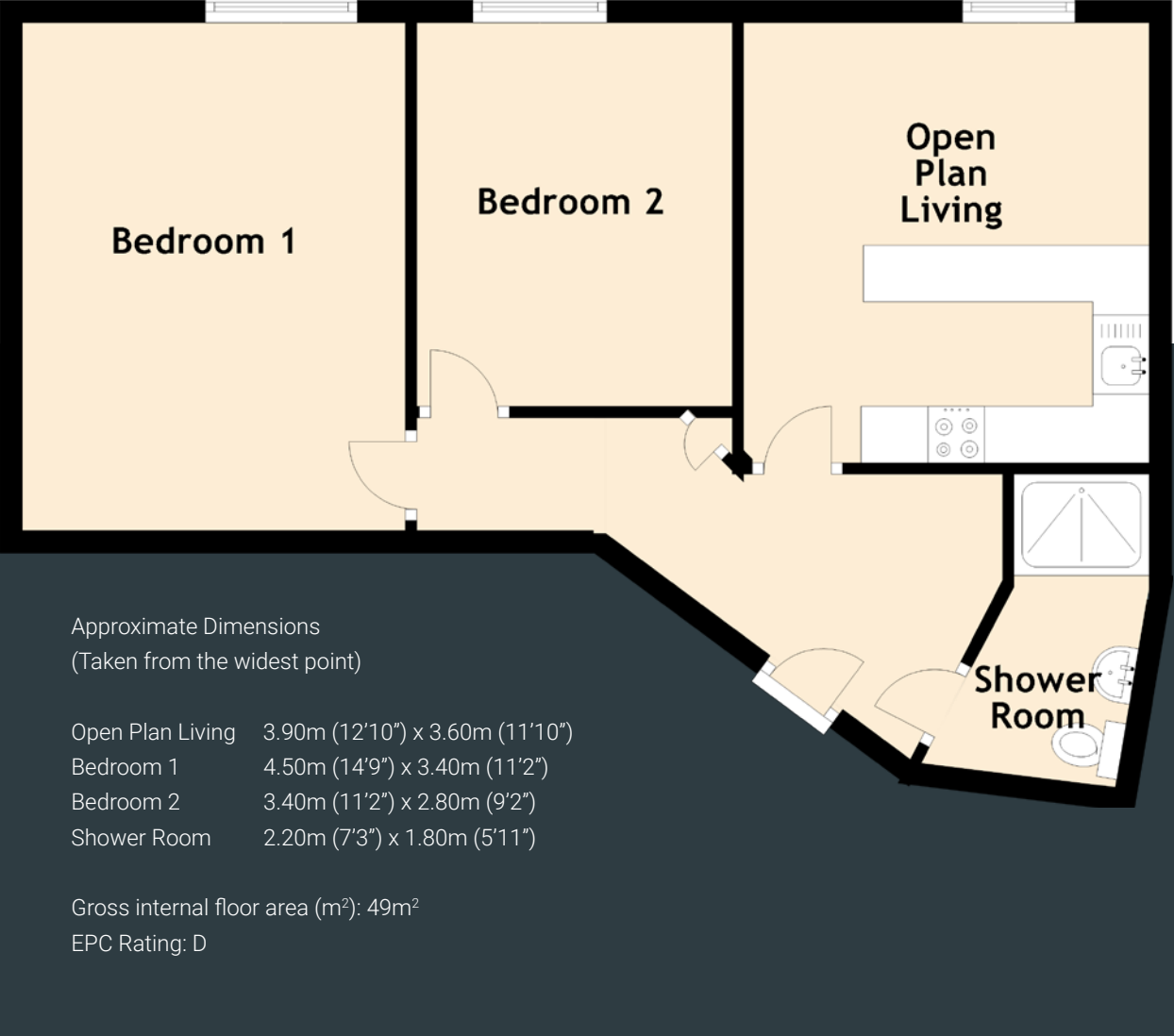


McEwan Fraser is delighted to present this spacious one or two-bed top floor flat in a sought after location close to Haymarket. The property comprises a large lounge, good sized double bedroom, modern breakfasting kitchen and shower room. The property is spacious enough that the current owners were able to adapt the space and utilise the property as a two-bed, which is how the property is illustrated in the pictures. Over the last few years, the property has been systematically upgraded and is presented to the market in excellent condition.

Internally, the property is focused on a particularly spacious reception room. Neutrally finished and boasting laminate flooring, there is plenty of space for a full suite and accompanying furniture. Naturally bright and airy, it will be easy for an incoming purchaser to create a fantastic entertaining space. The bedroom sits adjacent to the lounge and is a well-proportioned double, also neutrally finished. The breakfasting kitchen comprises a good range of base and wall mounted units, including a breakfast bar, that offer excellent preparation space. Gas hob, electric oven and cooker hood are integrated and space is provided for further free standing appliances.



The property further benefits from modern gas central heating, double glazing and a communal rear garden with drying green. Internal viewing is highly recommended. The property is an ideal first time buy or investment purchase.





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