

# 30/7 Orwell Terrace

DALRY, EDINBURGH, EH11 2DT



*TWO DOUBLE BEDROOM TOP FLOOR APARTMENT  
IN A QUIET RESIDENTIAL CUL-DE-SAC*



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McEwan Fraser is delighted to present this two double bedroom top floor apartment to the market. 30 Orwell Terrace is located in a quiet residential cul-de-sac in very close proximity to Haymarket and the West End. The property is presented to the market in good order and alongside the two bedrooms, it boasts a generous reception room, separate kitchen, bathroom, electric heating, double glazing, secure access and off-street parking. The position and condition of this apartment ensure broad appeal to a range of different buyers and internal viewing is highly recommended.

The accommodation is focused on a bright and spacious lounge with a feature fireplace and ample floor space. A large suite and dining table can be included with relative ease. The kitchen is accessed from the lounge and is well proportioned for a flat of this type. There is a good range of base and wall mounted units that offer excellent prep and storage space. Hob and oven are integrated while space is provided for further free standing appliances.

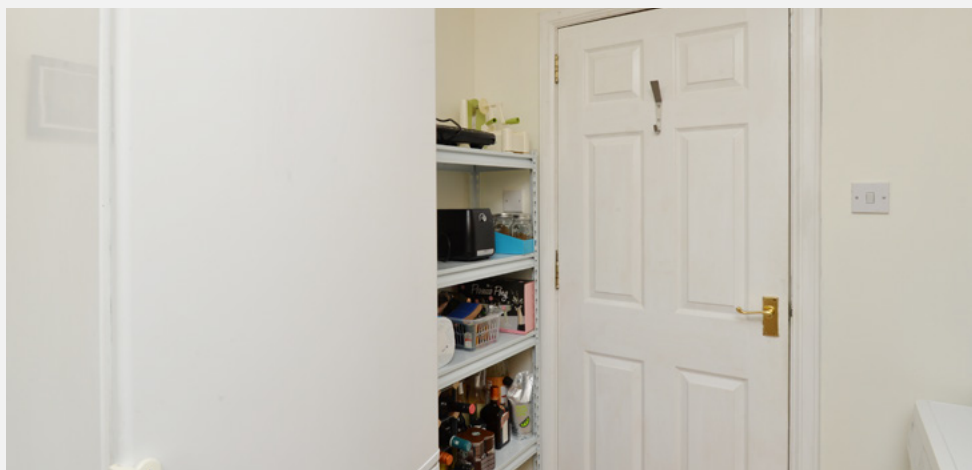
The master bedroom is a particularly generous double with a large integrated wardrobe and plenty of space for additional free-standing furniture. Finally, the accommodation is completed by the bathroom which is partially tiled and includes a three-piece white suite with shower over bath. This is an ideal first time buy or investment property.

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# the lounge

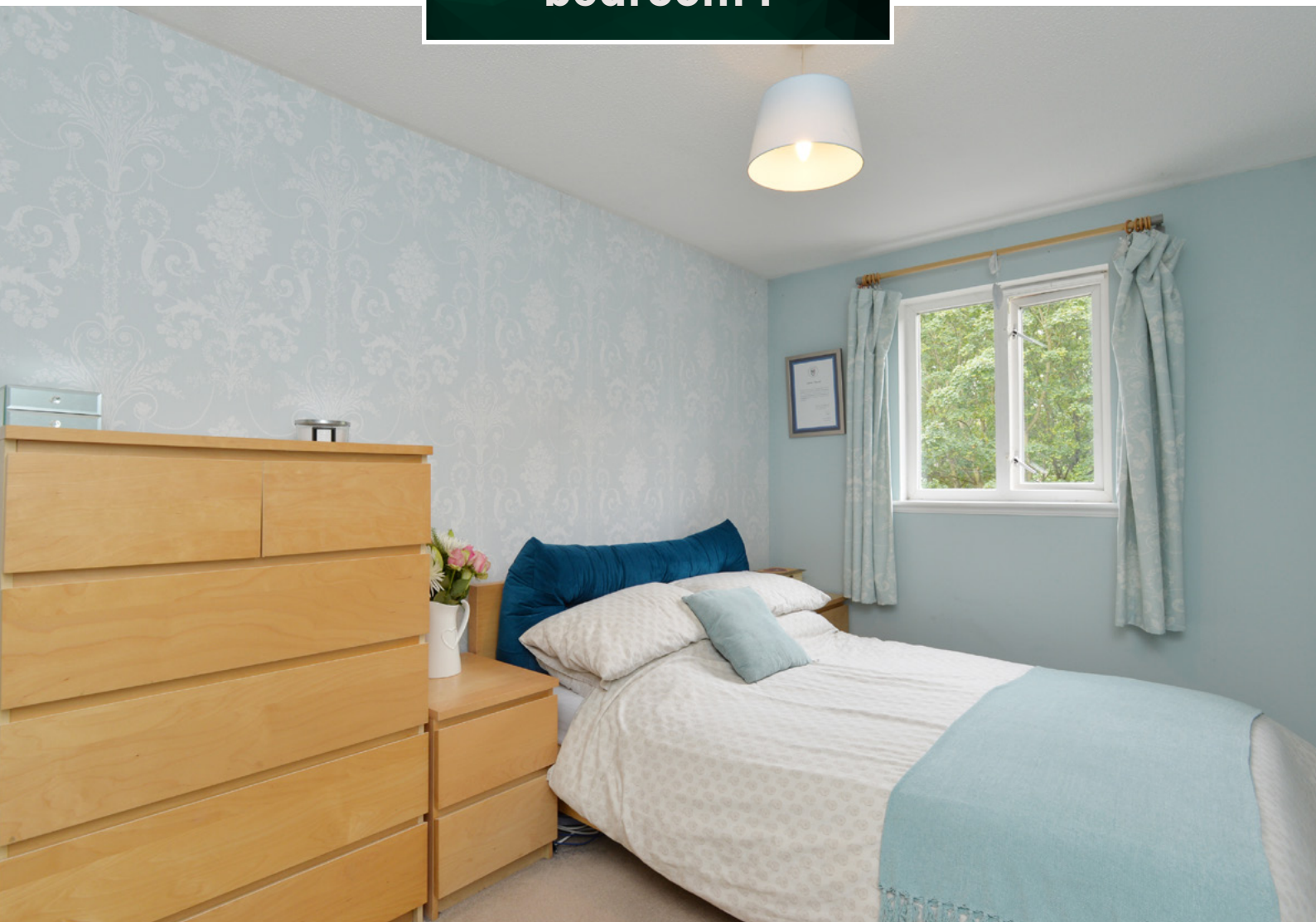


# the kitchen





**bedroom 1**





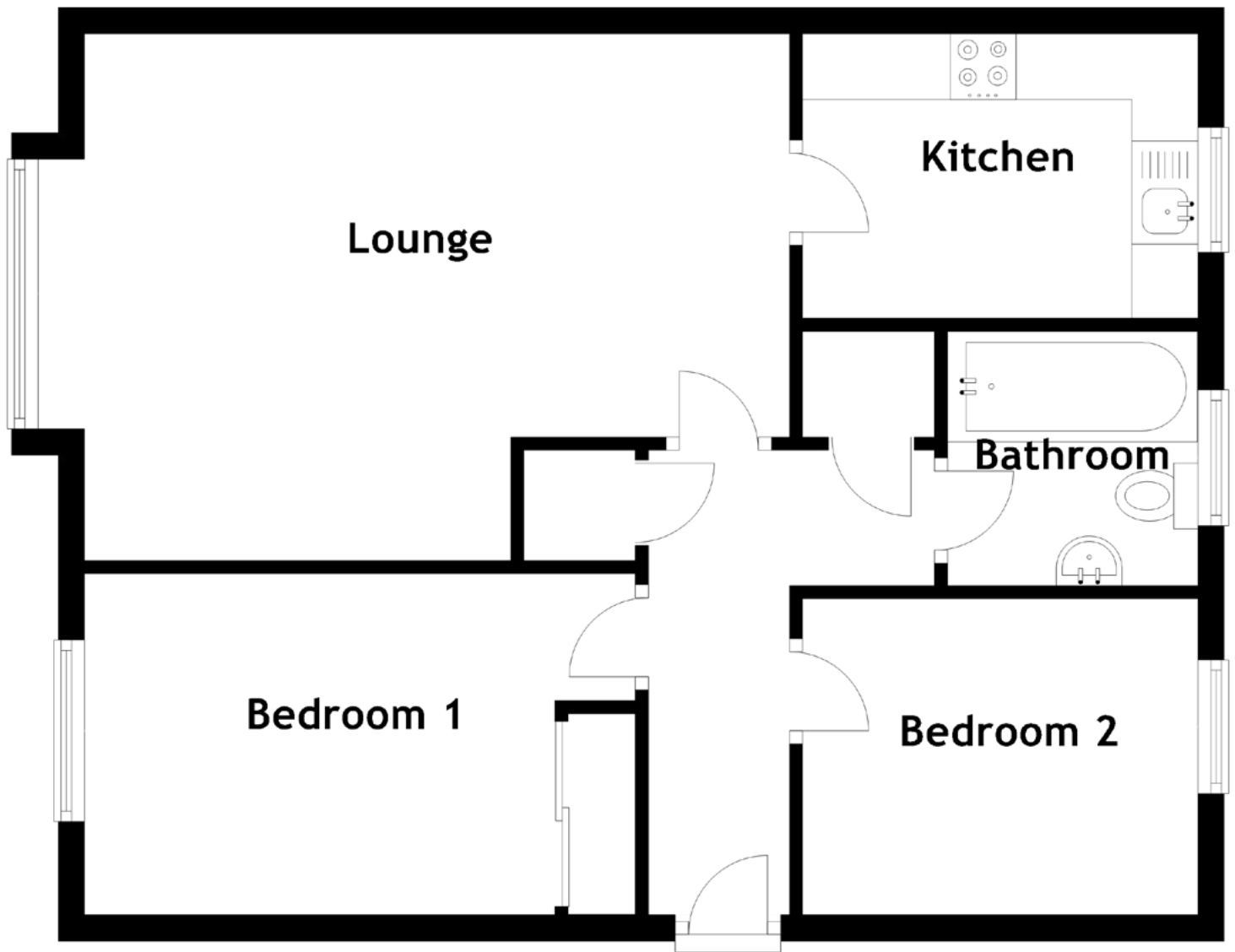
**bedroom 2**





**bathroom**



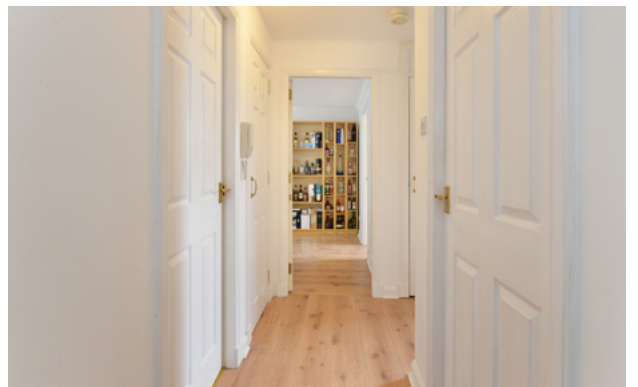


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.70m (18'9") x 4.00m (13'1")
Kitchen	3.00m (9'10") x 2.16m (7'1")
Bedroom 1	4.26m (14') x 2.59m (8'6")
Bedroom 2	3.00m (9'10") x 2.40m (7'10")
Bathroom	1.93m (6'4") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>

EPC Rating: C





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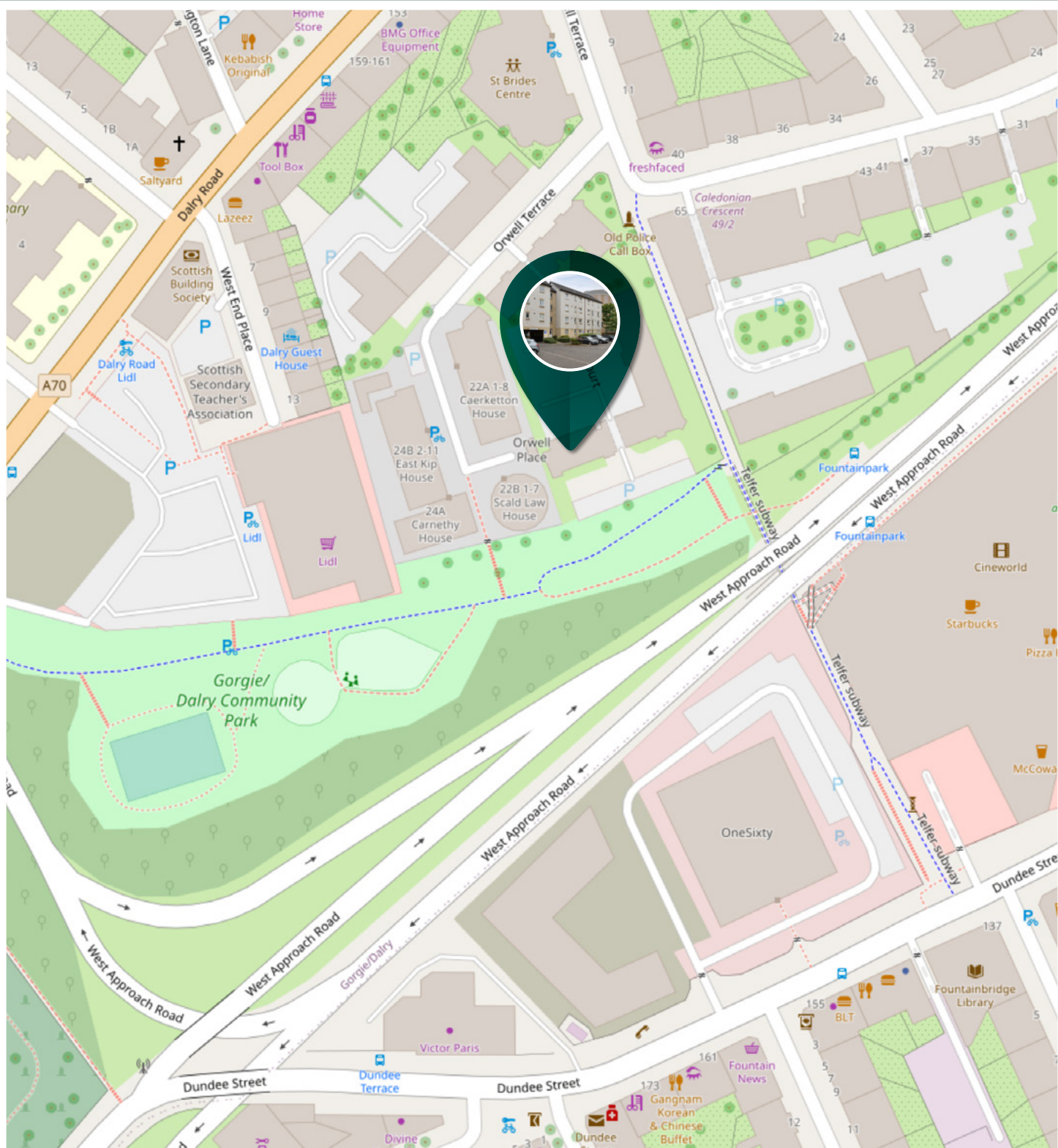
Dalry is one of the city's most popular residential districts, lying just beyond the West End and within walking distance of Princes Street.

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.

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## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

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