



*SPACIOUS TWO-BEDROOM
FIRST-FLOOR FLAT*



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McEwan Fraser is delighted to present this spacious two-bedroom flat on the first floor of a charming church conversion close to Haymarket Station. Offered to the market chain free, the property is presented in excellent condition and boasts gas central heating, double glazing, and retains a wealth of interesting original features.

The internal accommodation is focused on a spacious open-plan living room and kitchen. Natural light arrives through a pair of Lancet arches that include stunning circular stained glass windows. The proportions of the living room give plenty of flexibility for a range of different furniture arrangements. This will give a new owner plenty of flexibility to create their ideal entertaining space. To one side, the modern kitchen is comprised of a full range of base and wall-mounted units that offer excellent prep and storage space. Gas hob, electric oven, and dishwasher are integrated and space is provided for a free-standing fridge freezer. Laundry facilities are in a separate utility cupboard.

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Bedroom one is a spacious double bedroom with an integrated wardrobe and plenty of space for a large double bed and additional supporting furniture. Bedroom one also enjoys access to an en-suite shower room which is partially tiled and has a double shower cubicle with mains shower and a white suite.



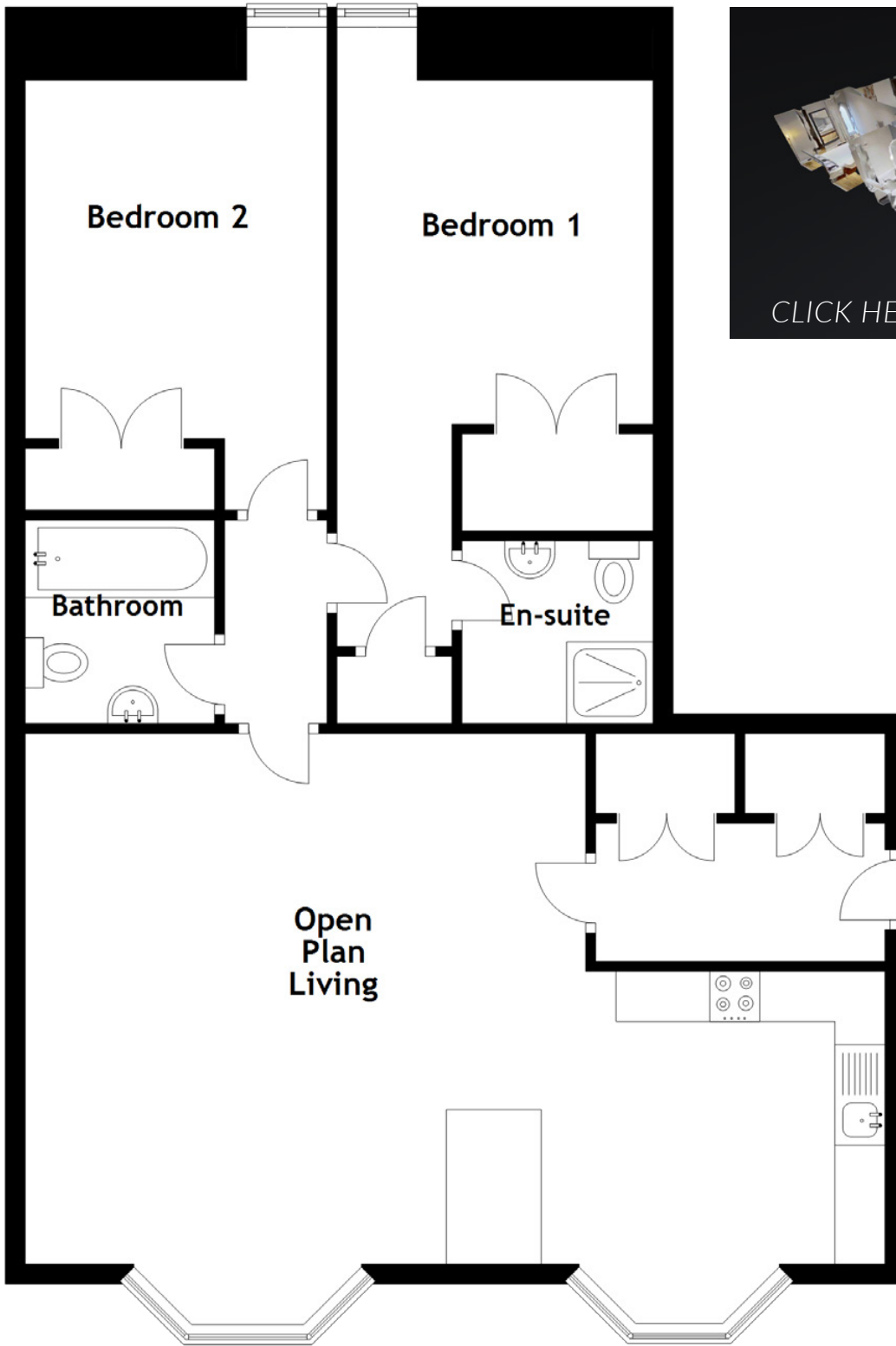




Bedroom two is a similar well-proportioned double with integrated wardrobes. The accommodation is completed by a master bathroom which is also partially tiled. The bathroom has a white three-piece suite with a mains shower over the bath. There is also excellent storage in the reception hall.







Approximate Dimensions
(Taken from the widest point)

Bathroom 2.03m (6'8") x 1.89m (6'2")
En-suite 1.91m (6'3") x 1.83m (6')

Open Plan Living 8.59m (28'2") x 6.03m (19'9")
Bedroom 1 5.88m (19'3") x 3.16m (10'4")
Bedroom 2 4.29m (14'1") x 3.01m (9'11")

Gross internal floor area (m²): 107m²
EPC Rating: C

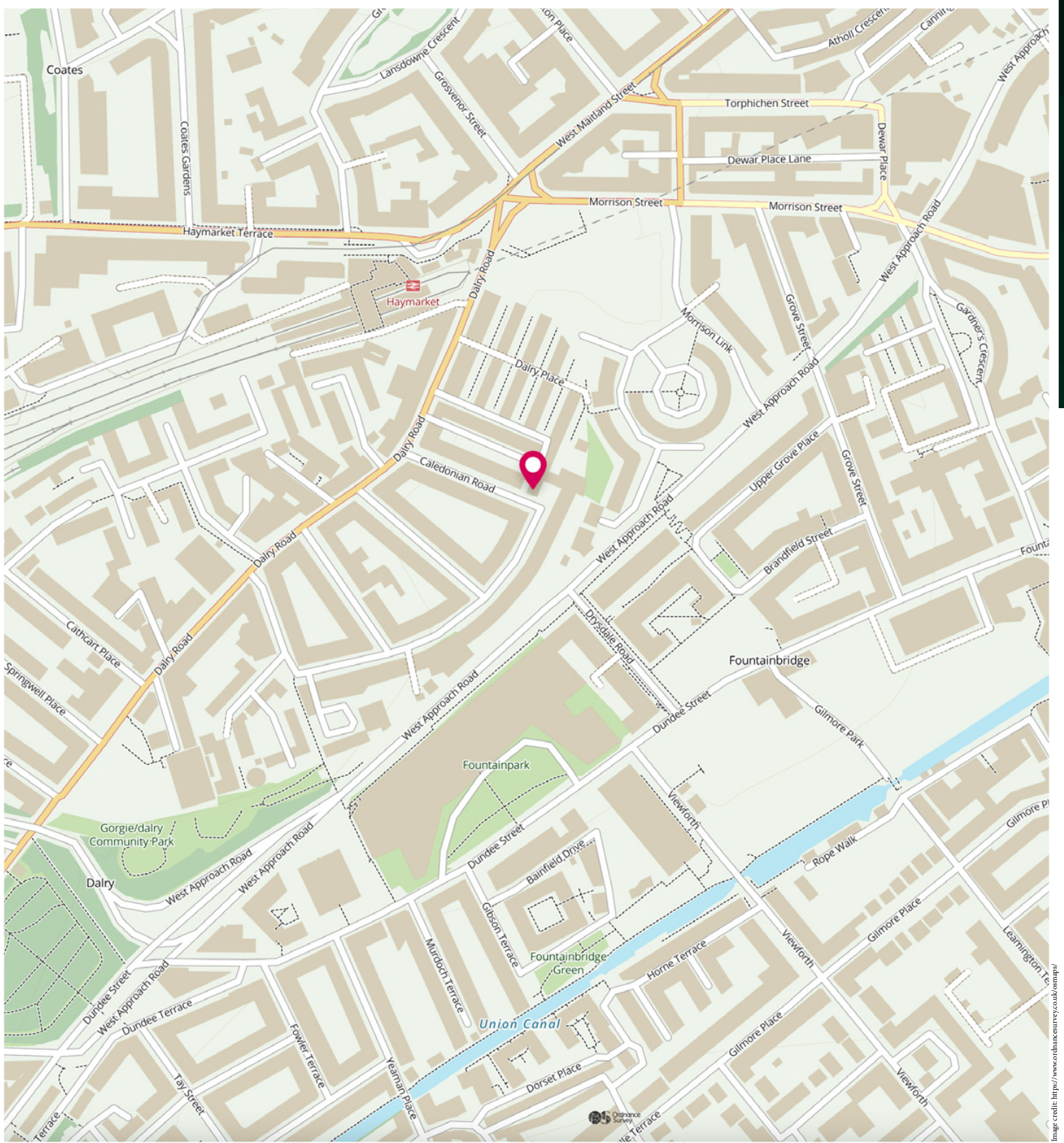
Floor Plan



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 the Edinburgh Tram service virtually on your doorstep, it is an 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.

The Location



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