




McEwan Fraser Legal
Solicitors & Estate Agents
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36/12 Orwell Terrace

DALRY, EDINBURGH, EH11 2DT



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. 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 two double bedroom top floor apartment to the market. 36 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.

Accommodation is focused toward a bright and spacious lounge with 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 which offer excellent prep and storage space. Hob and oven are integrated while space is provided for further free standing appliances.



bedrooms & bathroom

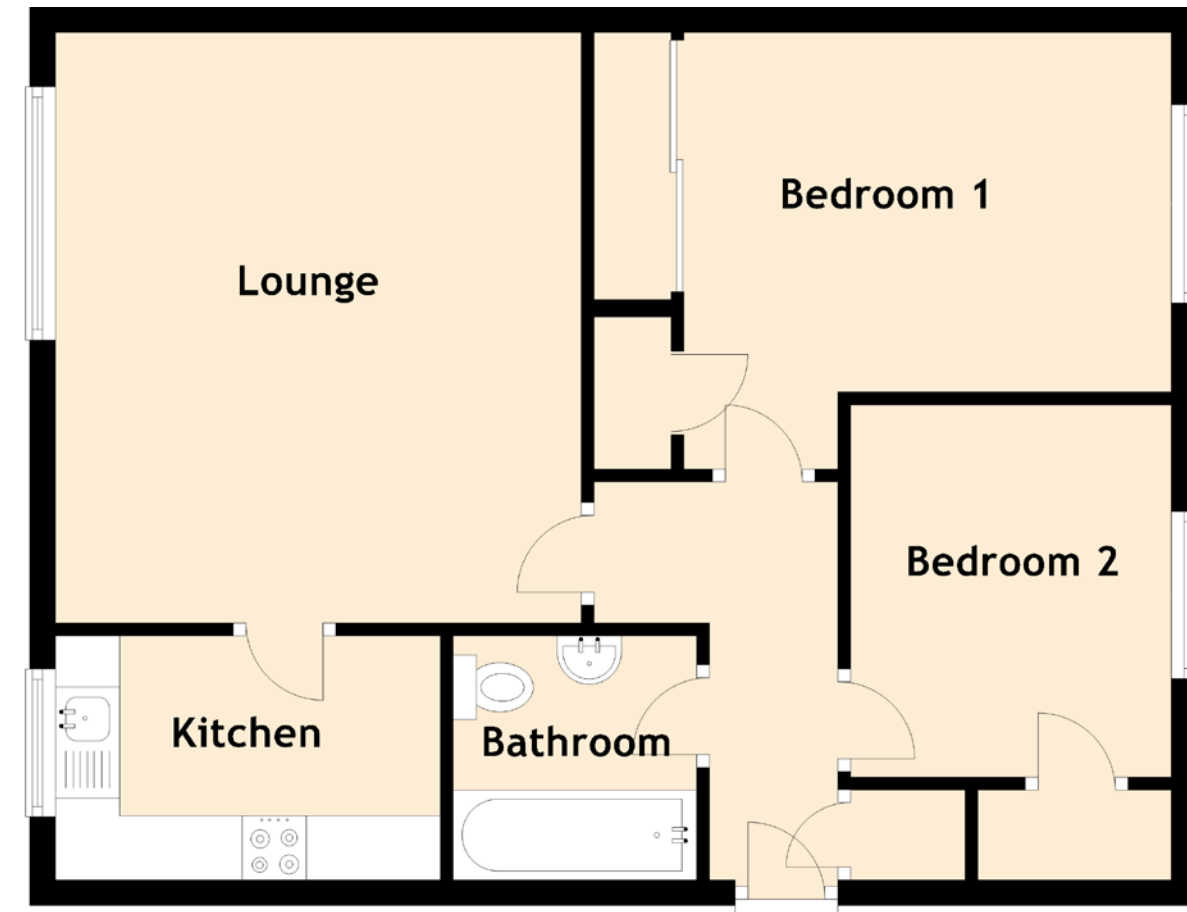
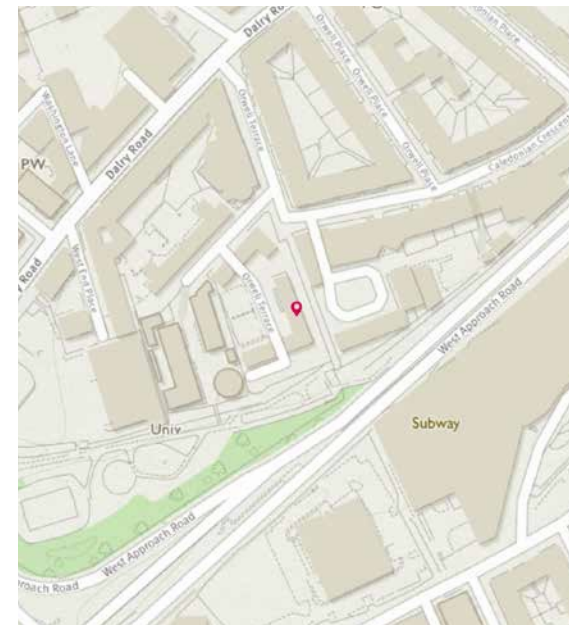


The master bedroom is a very generous double with integrated wardrobe and plenty of space for additional free-standing furniture. The second double bedroom also includes integrated storage. Finally, the accommodation is completed by the bathroom which is partially tiled and includes a three-piece white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

Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.10m (13'5")
Kitchen	3.00m (9'10") x 1.90m (6'3")
Bedroom 1	3.80m (12'6") x 3.40m (11'2")
Bedroom 2	2.90m (9'6") x 2.50m (8'2")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 59m²
EPC Rating: C



parking area



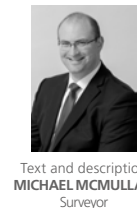
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