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241 Dalry Road
DALRY, EDINBURGH, EH11 2JG



DALRY

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Dalry is one of the city's most popular residential districts lying within walking distance of Edinburgh's West End and Princes Street. The area includes a variety of property styles, the majority of which are substantial stone-built tenement properties built around the turn of the century.

The area offers an exceptionally wide choice of shopping facilities and these can supply every possible daily requirement. A number of fine restaurants have settled on Dalry road just a few minutes from the property and there are a local Post Office and a full choice of banking and building societies also.

Should more specialised shopping be required, the West End and Princes Street are only approximately five minutes away using one of the many and frequent bus services that pass down Dalry Road. Haymarket Railway Station and tram stop are also within close proximity of the property.

For leisurely activities, it is also worth noting the close proximity of Dalry Swim Centre, as well as a short walk to Fountain Park, which houses a multi-screen cinema complex and fitness centre





241 DALRY ROAD

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An excellent opportunity has arisen to acquire this highly desirable three bedroomed main door flat, located in the very popular Dalry area of Edinburgh.

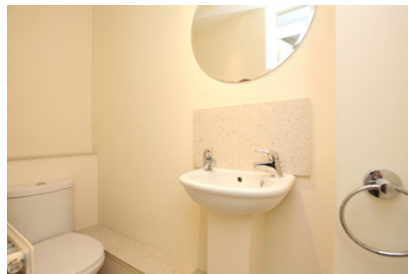
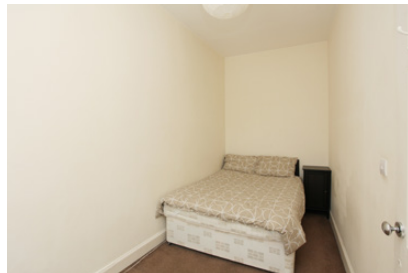
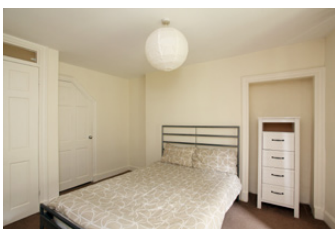
Internally this accommodation is in excellent decorative order, briefly consisting of an entrance doorway which gives access to a hallway which leads to two of the three bedrooms as well as a large storage cupboard. Both bedrooms on the ground floor level are spacious doubles and presented in excellent order.

From the hallway you are presented with stairs leading downstairs into the lower level which has one further bedroom which would be classed as the Master bedroom with a spacious en suite Shower room, it is worth noting that direct access to the rear garden can be found from the bedroom also.

A large open plan kitchen lounge area. The kitchen/lounge is equipped with more than enough wall and base unit storage as well as a breakfast bar. This is a great space for entertaining. To complete the accommodation is a separate shower room and WC.

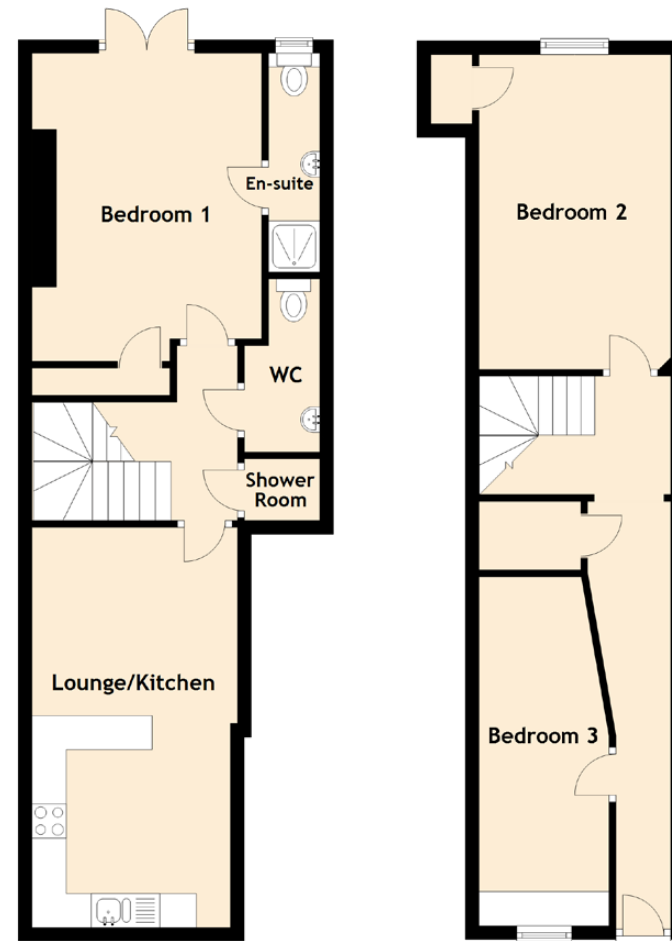
This property also features gas central heating, full double glazing and on-street permit parking nearby. Early viewing of this property is highly recommended.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.85m (19'2") x 3.00m (9'10")
Bedroom 1	4.50m (14'9") x 3.00m (9'10")
En-suite	3.20m (10'6") x 0.75m (2'6")
Bedroom 2	4.60m (15'1") x 2.80m (9'2")
Bedroom 3	5.10m (16'9") x 1.90m (6'3")
Shower Room	1.10m (3'7") x 0.90m (2'11")
WC	1.90m (6'3") x 1.10m (3'7")

Gross internal floor area (m²): 78m² | EPC Rating: C

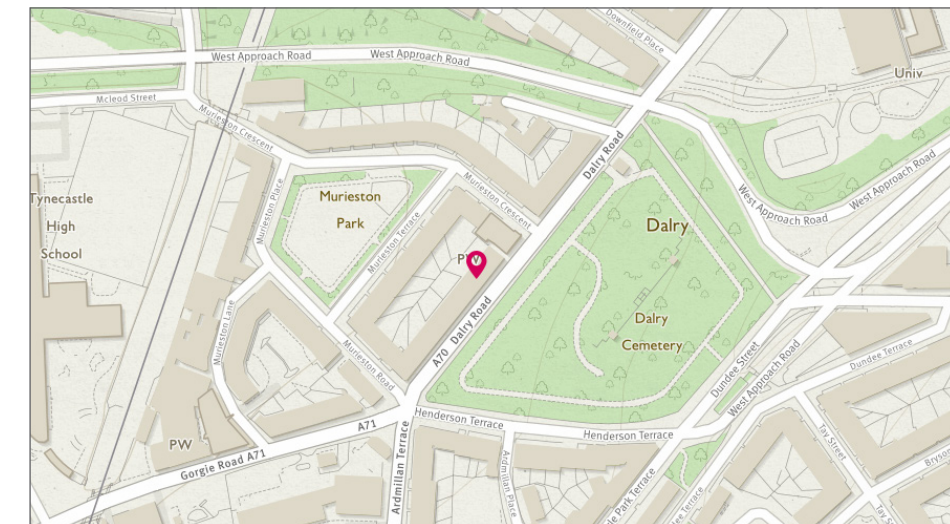


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