



14 Easter Dalry Rigg

Dalry, Edinburgh, EH11 2TL

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This three-bedroom, two-bathroom duplex flat enjoys a fantastic city centre location – set within a peaceful residential community, a short stroll from the West End and Haymarket’s rail and airport tram links. The contemporary interiors benefit from spacious proportions, plentiful neutral light, and understated décor. To the south-facing front is an attractive garden and ample unrestricted parking for residents.

A vestibule with a feature glass-block wall leads into an open hall with stepped access into the impressive living room. Illuminated by a large south-facing window framing a garden outlook, the living room is a sunny and spacious area heightened by the warm tones of exposed brickwork and wood-toned flooring, which continues through the hall to the kitchen at the rear. The beech-toned kitchen pairs with a central island and an illuminated countertop, offset by stylish square tilework. It is a convivial family space with a bright dining area - also great for socialising with guests. A full suite of integrated appliances includes a fridge freezer, a dishwasher, a washing machine, an oven, a microwave, and an electric hob with a feature island hood.

Completing downstairs is a carpeted double bedroom suitable for various uses, such as a study or family room. It is reached from the living room via an internal hall with storage and handy access to a WC, which, as with all washrooms in the home, has chic mosaic tiling.

Features

- Quiet city centre location, a short stroll from Haymarket
- Contemporary neutral interiors
- Bright and spacious mid-terraced townhouse
- Vestibule and hall
- Generous south-facing living room
- Integrated kitchen with social dining area
- Principal suite with storage and a shower room
- Two further double bedrooms (one with storage, one ground level)
- Family bathroom with shower-over-bath
- Ground-floor internal hall with storage and handy WC
- Easy-to-manage south-facing garden
- Ample unrestricted residents’ parking
- Gas central heating and double glazing
- Freehold Property
- EPC Rating - F
- Council Tax Band - B





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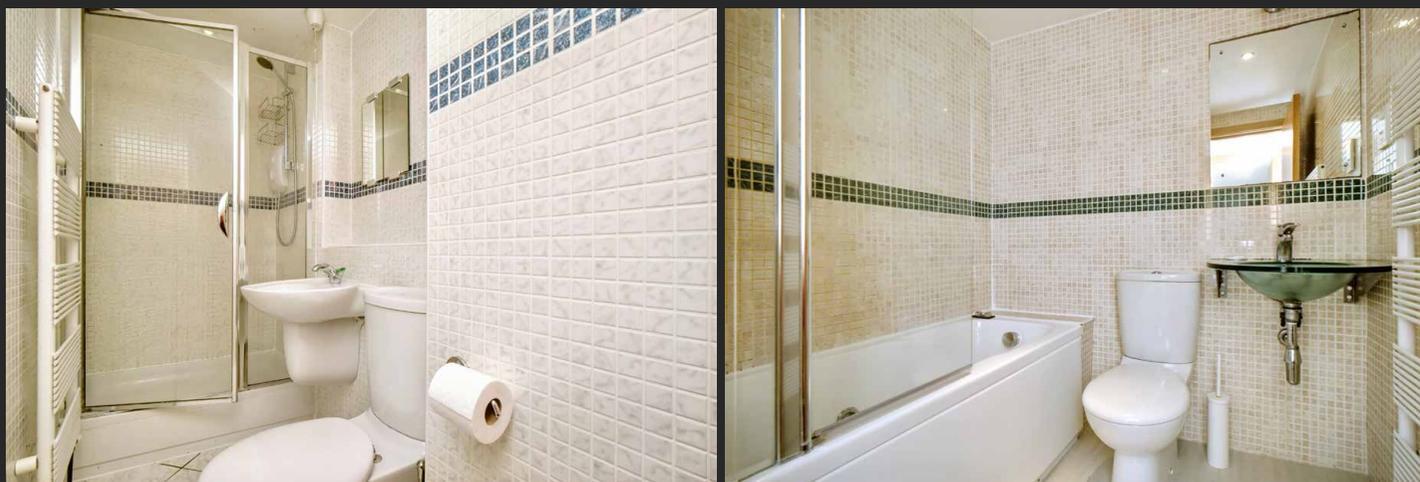
Two large double bedrooms, both carpeted and equipped with fitted wardrobes, are found upstairs off a landing via an open staircase from the hall. One is in the principal suite, which includes a shower room, and a family bathroom with a shower-over-bath is also on this floor. Gas central heating and full double glazing keep the property warm and efficient.

Outside, the garden is to the front of the flat to take full advantage of its sunny aspect. It features a neat lawn bordered by attractive shrubbery. Also, directly outside the property is a large parking area for residents of the development.

Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale.

Dalry, Edinburgh

Situated next to Haymarket Station and within walking distance of the city centre and Fountain Park, the popular residential area of Dalry attracts professionals, students, and young families to this western part of Edinburgh. The area boasts a bustling main street lined with socialising hotspots, eateries, coffee houses, shops, supermarkets and service outlets. Dalry offers a wealth of leisure and recreational activities including one of Edinburgh's Victorian swimming baths (now Dalry Swim Centre on Caledonian Crescent) and is just a short walk away from Fountain Park, which boasts a Cineworld cinema, a Nuffield Health gym, adventure golf, a trampoline park, a laser tag arena, a bowling alley, and a selection of bars and restaurants. The area also benefits from good state schooling at primary and secondary level, in addition to being ideally placed for some of the capital's best independent schooling options. Just 30 minutes' walk from Princes Street, Dalry also enjoys fantastic public transport links with regular bus routes all across the city. Nearby Haymarket Station provides excellent rail links throughout Scotland and beyond, and is also served by the tram service.

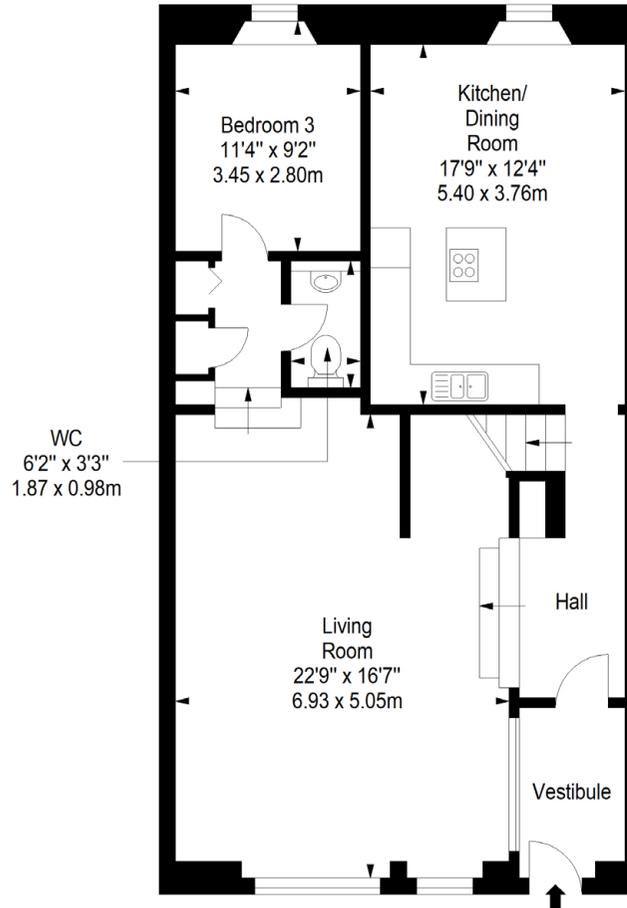




Floorplan

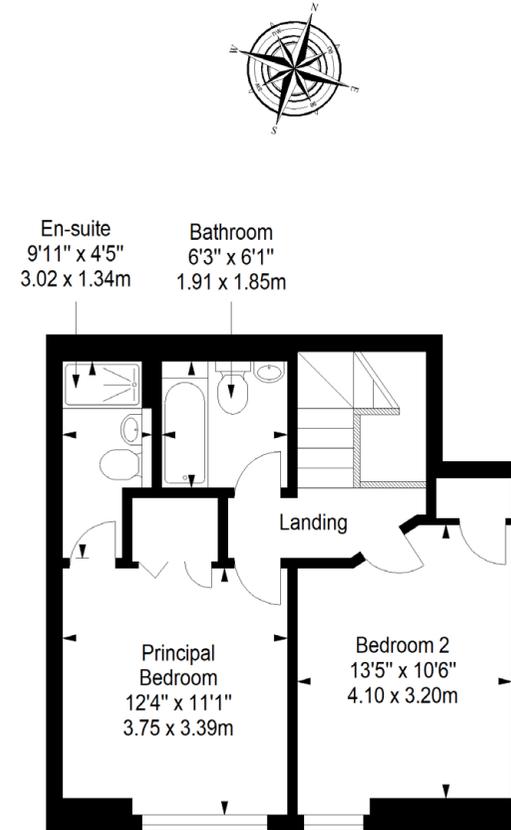
Ground Floor

Approx. 86.4 sq. metres (930.0 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.2 sq. feet)



Total area: approx. 129.9 sq. metres (1398.2 sq. feet)

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