

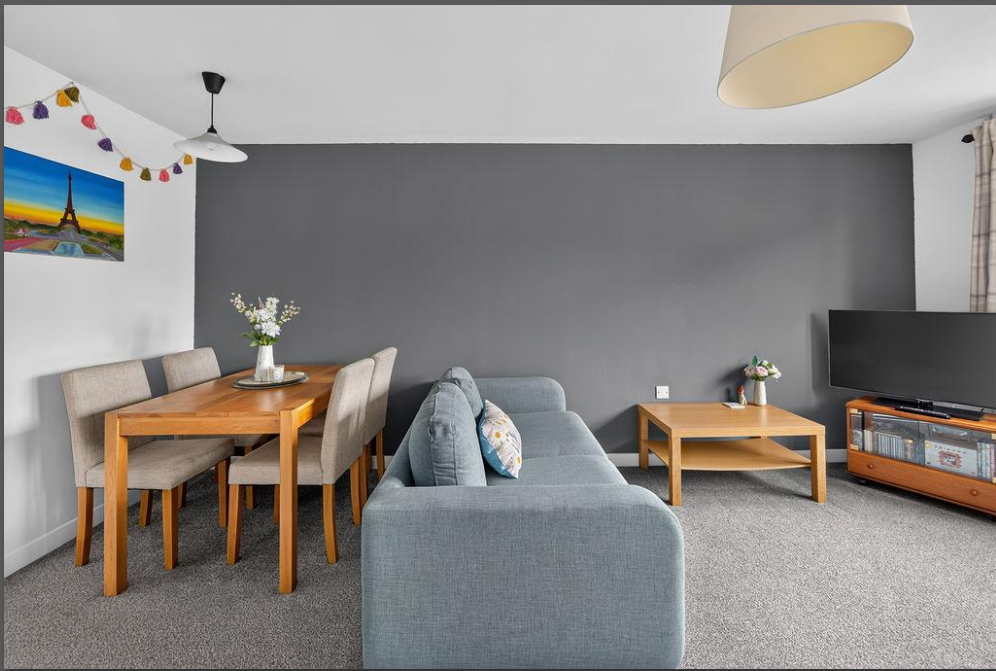
3-7 Murieston Road
Dalry
Edinburgh
EH11 2JJ



CONNELL & CONNELL^{WS}
SOLICITORS AND ESTATE AGENTS







Bright and spacious top floor flat situated in the area of Dalry. Dalry is a popular and established residential area ideally located for the city centre. Dalry offers a good selection of local shops, bars, restaurants and amenities including Co-op and Lidl supermarkets.

Regular bus services to the City Centre and other parts of the city run close by. Haymarket Train Station is also only a short walk away. The Fountain Leisure Park, which features a multiplex cinema and full leisure facilities, including Nuffield Health, and the Dalry Swimming Centre are both nearby within a short distance of the flat. Tynecastle Stadium and Murrayfield Stadium are both located close by.



Internally the property is in good decorative order throughout and benefits from electric heating, partial double glazing and good storage facilities.

Entrance to the flat is by way of a well-maintained common passage and stair with the added security of an entry phone system. The integrated kitchen appliances are included in the sale together with the washing machine, dishwasher and fridge/freezer. Their condition is not warranted. Other items may be available through separate negotiation. A large attic provides useful additional storage space.

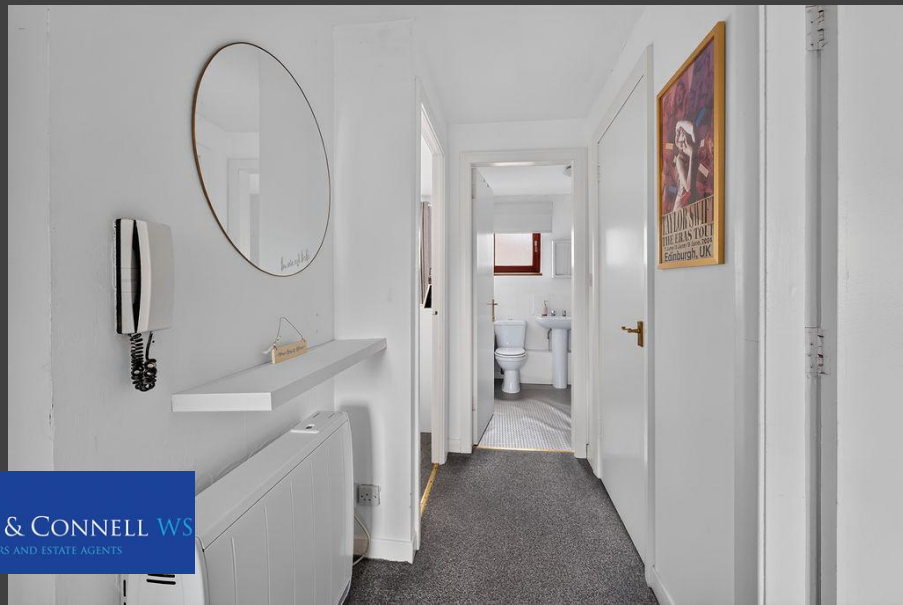
The property further benefits from residents' parking to the rear.

PROPERTY DETAILS

- Hall with built in cupboard with attic access hatch. Second built in cupboard. Entryphone handset.
- Bright and spacious Lounge with window to front. Space for dining table and chairs. Built in cupboard.
- Fitted Kitchen with matching wall and base units. Integrated electric hob, oven and grill. The washing machine, dishwasher and fridge/freezer are included in the sale. Ample work surfaces with stainless steel sink with drainer. Window to rear.
- Large Double Bedroom with window to rear. Built in wardrobes with hanging space and shelving.
- Second Double Bedroom with window to front.
- Family Bathroom with white three-piece suite comprising bath with electric shower above and shower screen, wash hand basin and W/C. Mirrored bathroom cabinet. Frosted window to rear.



Viewing by appointment on 0131 524 3800







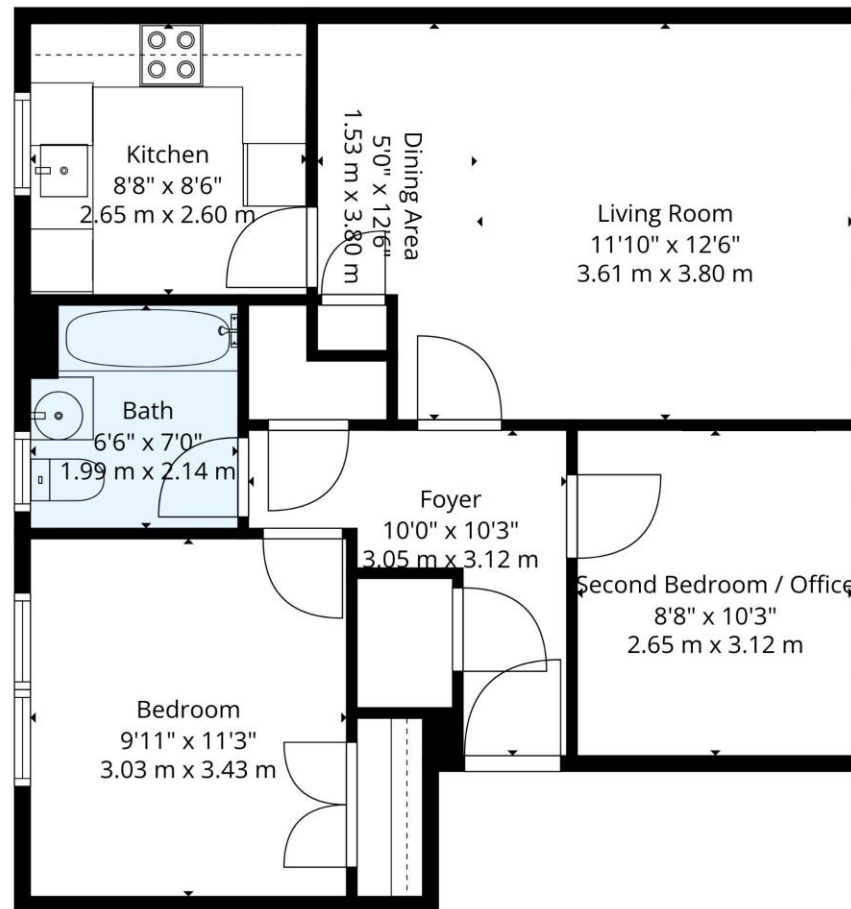
EXTERNAL

There is a residents car park to the rear of the property.

Resident permit parking is also available in the area on application to the City of Edinburgh Council.

There is also an attractive public park adjacent to the property with mature trees, benches, children's play area and a large lawn.

- Energy Efficiency Rating - D
- Council Tax Band - D



Total: 650 sq. Ft, 60 m2
 Third Floor: 650 sq. Ft, 60 m2
 Excluded Areas: Walls: 55 sq. Ft, 5 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

