



14/4 Duff Street
DALRY | EDINBURGH | EH11 2HG


warners
solicitors & estate agents



14/4 Duff Street

DALRY | EDINBURGH | EH11 2HG

Beautifully presented, three-bedroom second floor apartment forming part of a modern and factored residential development in popular Dalry, lying to the south- west of Edinburgh's city centre. This bright and spacious apartment will make an ideal first time or investment buy and comprises;

- Second floor flat in modern , factored development
- Reception hallway with excellent storage options and security entry phone
- Bright and spacious living room with bay window which offers an abundance of daylight and a natural dining area
- Modern fitted breakfasting kitchen with undercounter lighting and integrated oven, hob and extractor hood
- Principal bedroom with fitted wardrobes and en-suite shower room with electric shower
- Two further double bedrooms, one with fitted wardrobes
- Modern bathroom with electric shower over bath
- Gas central heating
- Double glazing
- Fantastic storage options
- Residents' parking
- Communal gardens

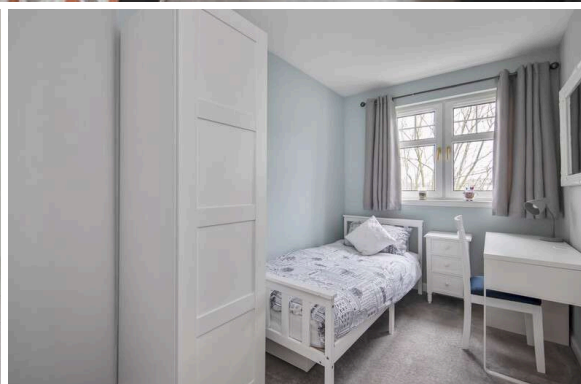
EPC Rating C.

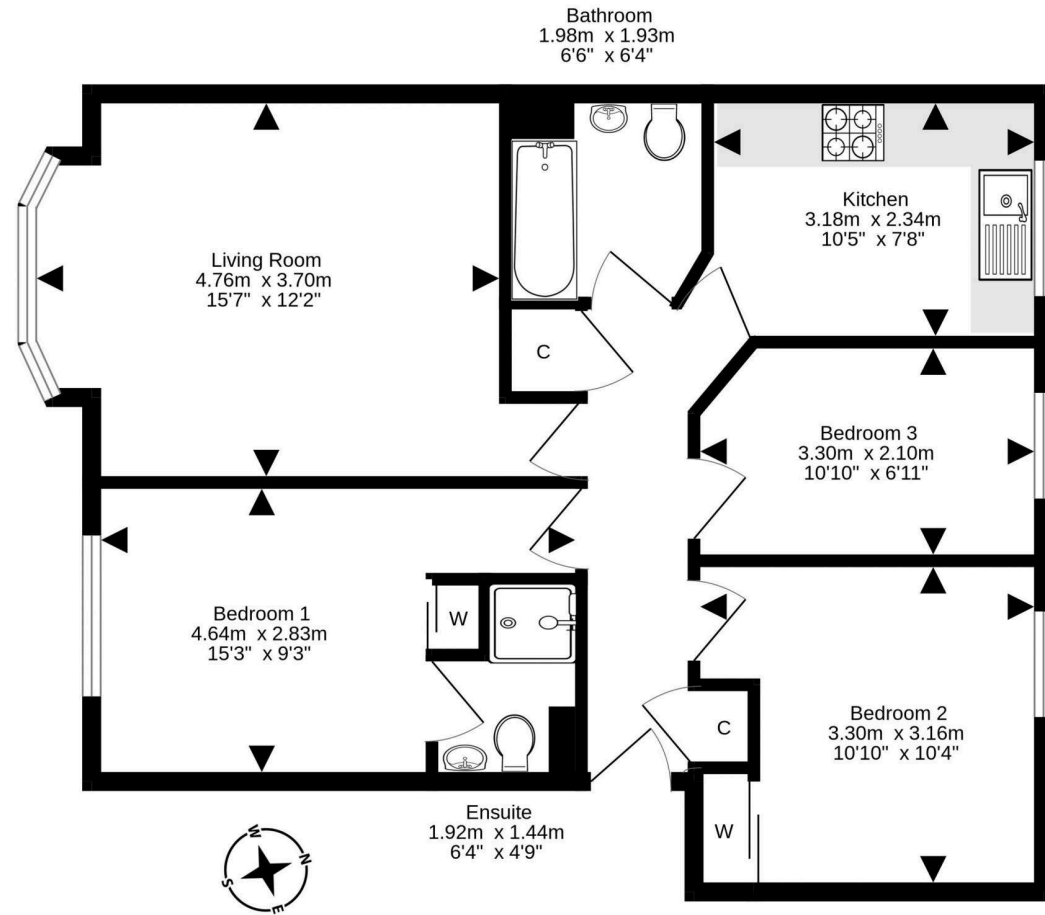
Extras include carpets, curtains, blinds and washing machine. Other furniture may be available by separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Dalry is a popular area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/M9 motorway network. Further recreational facilities are available at the Fountainpark Leisure Centre including a cinema complex, bars, bistros, restaurants and the Nuffield Health Fitness & Wellbeing Gym.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com

espc