



PRIVATE
PARKING
RESIDENTS ONLY

48/7 Duff Street
DALRY | EDINBURGH | EH11 2HW

 **warners**
solicitors & estate agents



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Stylishly presented two bedroom apartment offering generous sized accommodation within a modern development with residents' parking and easy access to the West End and City Centre amenities and good transport links to other areas.

This lovely flat would make an ideal private home or investment purchase. There is plenty of free floor space in the main public room to accommodate both seating and dining furniture, whilst the kitchen also has space for a dining table. The kitchen features a range of fitted units providing good storage space. A built-in wardrobe is provided within each of the double sized bedrooms, with further storage available off the hallway. A white suite in the bathroom is set against an attractive neutral tone tiled surround. Communal grounds within the development include a well kept lawn, clothes drying area and planted borders. Unallocated residents' parking bays are available together with a bicycle store.

- Entrance hall with superb storage
- Living/dining room
- Fitted dining kitchen
- Two double bedrooms with fitted wardrobes
- Bathroom
- Security entryphone system
- Double glazing
- Electric heating
- Landscaped communal gardens
- Residents' car park and bicycle store

The light fittings, bed frames and white goods are included in the sale. EPC Rating C.

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.



