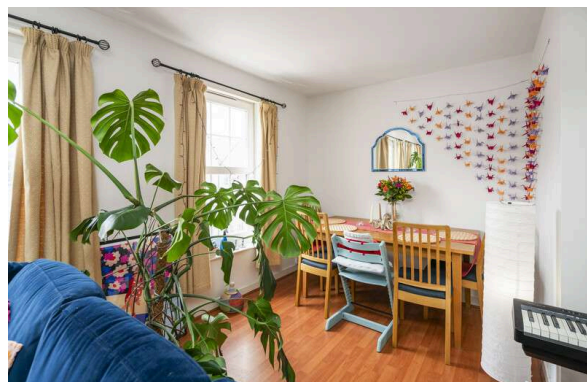




10/7 Dalry Gait  
DALRY | EDINBURGH | EH11 2AU

  
**warners**  
solicitors & estate agents





## 10/7 Dalry Gait

DALRY | EDINBURGH | EH11 2AU

Superb two bed top floor apartment boasting light and spacious accommodation with lots of stylish finishing touches and an excellent cul-de-sac position close to a fabulous range of amenities, Haymarket Station, trams and the City Centre attractions.

This most appealing property would be ideal as a comfortable private home or investment purchase. Light floods into the public room through a triple window formation to front creating a perfect space for relaxation, dining or entertaining. A good range of units is fitted within the kitchen creating ample storage space. The principal bedroom is a larger than average double with a French window to ensure maximum light and the benefit of twin built-in wardrobes. The accommodation is completed by a second double sized bedroom and bathroom with electric shower and hatch access to a private storage space in the building's part-floored loft.

- Large living/dining room
- Fitted kitchen
- Principal double bedroom with twin wardrobes
- En-suite
- Second double bedroom
- Bathroom
- Gas central heating and double glazing
- Landscaped communal grounds
- Private entrance to building's loft
- Residents' permit parking
- Excellent amenities only a stone's throw away
- Trains, buses and trams close at hand

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

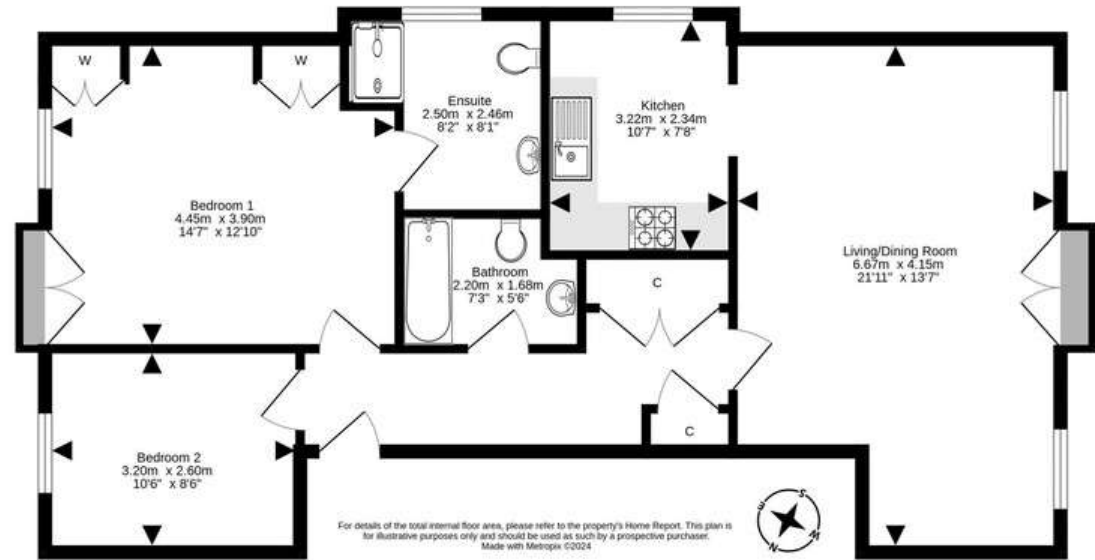


The curtain rails, Tado Smart thermostat, shelves in the kitchen and bathroom, as well as the fridge-freezer, integrated dishwasher are included in the sale. Other items such as curtains, the washer-dryer and wall lamps are open to separate negotiation.  
EPC Rating B.

Dalry is a popular area close to Haymarket, offering a superb 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 nearby to other parts of the city, Haymarket Railway Station is within walking distance and nearby main roads head out of the City to the Airport and the link up with the central 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.







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