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206 DALRY ROAD - FLAT B1



DISTRICT
HOUSE TYPE
PRICE

DALRY
BASEMENT/GARDEN LEVEL
OFFERS OVER £117,500

Situated in a block towards the upper end of Dalry Road (opposite the cemetery) this basement flat has just been revamped prior to going on the market for sale - the work included redecorating in popular neutral shades and carpeting and laminating. It offers an ideal opportunity for someone to get onto the property ladder, or for those who are looking for a perfect buy to let investment. It is particularly pleasant that the Lounge has french doors that open out onto the shared rear garden - given a lovely sunny summer, it would be so nice just to be able to open the doors and pop out into the garden in the evenings and at weekends.

The accommodation in the flat comprises:

**HALL • LOUNGE • FITTED EQUIPPED KITCHEN • DOUBLE BEDROOM
SHOWER ROOM**

The flat has gas central heating and it comes with the new carpeting and the cooker and the fridge included.

The flat is within walking distance of the Haymarket hub, with Dalry Road offering a good selection of shops, pubs and restaurants. Other leisure facilities at the Fountainbridge area which include a cinema complex and a fitness centre can easily be accessed on foot. A number of bus routes feed through Dalry Road.

A visit to Ikea would soon see the furnishing of this flat sorted to perfection and to suit its style.

Viewing: Please call 0131 337 5577 to arrange an appointment

FLAT B. 206 DALRY ROAD

HALLWAY

Freshly painted and with new laminate flooring this gives access to all rooms in the flat. Cream paintwork above the dado rail with a deeper shade below.



LOUNGE 13'8 by 11'2 4m17 x 3m40

This has a contoured carpet in mid brown teamed with cream and white paintwork. Doors to the garden.



KITCHEN

A good sized kitchen, fitted with floor and wall units in white. Laminate flooring.

BEDROOM 11' by 9'2 3m35 x 2m80

This is similar to the Lounge by way of carpet and décor. There is a narrow press fitted into one wall.

SHOWER ROOM

This has a fitted shower cubicle. White sink and loo, with wooden loo seat. Laminate flooring.

These particulars, whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers.

