

**RAE, REID & STEPHEN W.S.**  
THE COTTAGE, 235 CORSTORPHINE ROAD  
EDINBURGH EH12 7AR  
TEL: 0131-334 8977  
FAX: 0131-334 5518

## **206 DALRY ROAD**



**District**

**Dalry**

**House Type**

**Ground Floor Flat (G1)**

**Price**

**Offers Around £100,000**

Situated in a block towards the upper end of Dalry Road (opposite the cemetery) this street level flat is currently used as a holiday flat for short term lets and it is presented accordingly. It is within easy reach of Haymarket and the West end of the City and Dalry Road itself offers a good selection of shops, pubs and restaurants. The accommodation comprises:

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

The flat has gas central heating and good double glazing and it is decorated in neutral shades of creams teamed with mid brown carpeting or wood laminate flooring.

A number of bus routes service the area into and out of the city centre. The Fountainbridge complex with its extensive leisure facilities (cinema, gym and bowling alley to name but a few) can be easily accessed on foot.

**Viewing by appointment – please call 0131 334 8977**

# 206 DALRY ROAD



## ACCOMMODATION

### HALL

With a laminate floor, this gives access to all rooms in the flat.

### LOUNGE 21'2 by 10'5 6m45 x 3m18 (at widest)

This has a contoured carpet in mid brown. The original cornicing is still in evidence and in good condition. Window to the front.

### KITCHEN

Functional, this is fitted with floor and wall units with white wooden doors and a marbled worktop. Lino flooring.

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

Similar in finish to the Lounge, this overlooks the back garden and is nice and quiet being at the rear of the building.

### SHOWER ROOM

This is a long room, with a raised fitted shower cubicle at one end and a white sink and loo towards the other. 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.*