

MORTON FRASER

SOLICITORS



DALRY, 2/1 EASTER DALRY DRIVE

Offers Around £155,000



DALRY, 2/1 EASTER DALRY DRIVE

DALRY, 2/1 EASTER DALRY DRIVE

Attractive, well maintained ground floor flat in a modern development very close to the city centre. The property is within easy walking distance of Haymarket Station and there are excellent bus services to and from the city centre and to the airport.

VIEWING

By appointment telephone 0131 247 1010.

The property comprises:- Triple bay windowed sitting room, 2 double bedrooms, well fitted kitchen and bathroom. There is gas central heating and a telephone entry system. Private resident's parking.

This property is situated in the popular Dalry area of the city. There is an excellent bus service to the city centre and good varied local shopping here and at nearby Gorgie. Dalry also has an excellent swimming pool and leisure facilities. The area offers local schooling in the form of both primary and secondary schools. The leisure complex of Fountain Park is a short distance away and offers a cinema complex, indoor bowling, restaurants and bars.

ACCOMMODATION:

Outer door, small vestibule and inner door leading to the apartment. Laminate flooring throughout with the exception of the main bedroom which is carpeted.

SITTING ROOM

Triple bay window. Central ceiling light. Laminate flooring. Radiator.

DOUBLE BEDROOM

Double window to side. Fitted carpet. Central light fitting. Quadruple sized fitted wardrobes with hanging rail and shelf above. Radiator.

DOUBLE BEDROOM

Window to front. Built-in double wardrobes with hanging rail and shelf. Central light fitting. Laminate floor. Radiator.

KITCHEN

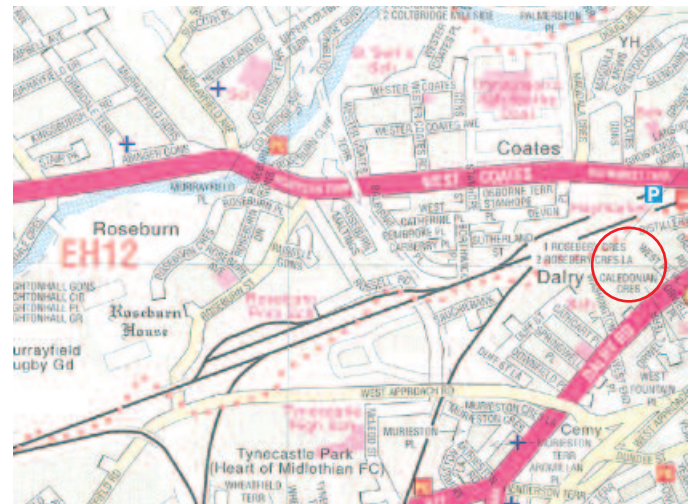
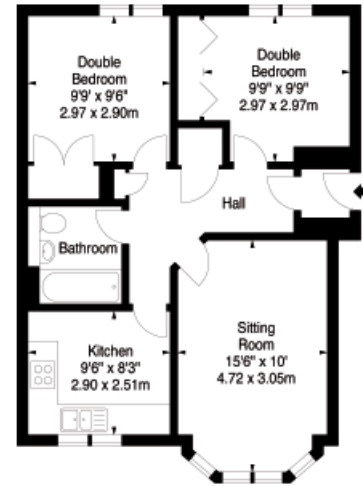
Double window. Contains a good supply of modern floor and wall units. Built-in electric oven, hob and ventilator. Space for fridge/freezer. Plumbed for washing machine. The washing machine, which incorporates a tumble dryer, is included in the price, but is sold as seen. Cream sink and drainer unit with mixer tap. Central heating radiator. Half tiled walls.

BATHROOM

White bath with Mira Sport shower fitting and a glass shower screen. White wash hand basin and WC. Large wall mirror with two recessed spotlights. Central light fitting. Shaver socket. Part tiled walls and fully tiled floor. Shelf cabinet with 6 glass shelves. Radiator.

PARKING

Parking within the development of which this property forms part is by Residents Permit only. The owner of each property is provided with 2 parking permits at no charge.



MORTON FRASER LLP
 Quatermile Two, 2 Lister Square, Edinburgh EH3 9GL
 Tel: 0131 247 1010



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of a contract. 1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.