



**14/2 DUFF STREET  
DALRY  
EDINBURGH  
EH11 2HG**

**FIXED PRICE  
£270,000**

 **CONNELL & CONNELL** WS  
SOLICITORS AND ESTATE AGENTS

**SPACIOUS  
THREE BEDROOM  
GROUND FLOOR FLAT  
IN A SMALL MODERN  
DEVELOPMENT CLOSE  
TO EXCELLENT LOCAL  
AMENITIES AND THE  
CITY CENTRE**

VIEWING:  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

This is an attractive ground floor flat within a traditional tenement building and situated in a popular residential area offering a good selection of local shops, schools and amenities. Regular bus services to Princes Street and other parts of the city run close by and Haymarket Train Station is only 5 minutes walk away. The tram network is available from Haymarket for direct connection to South Gyle and Edinburgh Airport. The Fountain Leisure Park featuring a multiplex cinema and full leisure facilities is also within easy walking distance.

Internally the property is in excellent condition throughout. The flat benefits from gas central heating and double glazing. The integrated kitchen appliances and washing machine are included in the sale.

Entrance to the flat is by way of an attractive and well maintained common passage and stair. There is also a secure entryphone system

The development is set in well maintained communal garden grounds. Resident parking.



## PROPERTY DETAILS

- \* Welcoming entrance Hall providing access to all rooms. Storage cupboard. Entryphone handset.
- \* Bright and spacious Lounge with bay window to front. TV and telephone points. Space for dining table and chairs.
- \* Fully fitted Kitchen with matching wall and base units. Integrated gas hob, electric oven and hood. The washing machine and fridge/freezer are included in the sale. Ample work surfaces with integrated stainless-steel sink with drainer and tiled splashback. Window to rear.
- \* Master Bedroom with window to front. Built in mirrored wardrobes with hanging space and shelving.
- \* En Suite Shower Room with white two piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Shaver point. Extractor.
- \* Double Bedroom with window to rear. Built in mirrored wardrobes with hanging space and shelving.
- \* Third Bedroom with window to rear.
- \* Family Bathroom with white three-piece suite comprising bath with electric shower above and shower screen, inset wash hand basin with vanity unit below and WC. Mirrored bathroom cabinet.

Energy Efficiency Rating: C



## EXTERNAL

The property is set in attractive and well maintained communal grounds. Allocated parking space within residents car park.





**Ground Floor**  
Approx. 65.2 sq. metres (702.2 sq. feet)



Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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\* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

