BlairCadell
solicitors + estate agents

20/7 Duff Street
Edinburgh EH11 2HG

Offers Over £245,000

- Two Bedroom 2nd floor flat
- Bay windowed Lounge/dining room
- Well proportioned kitchen. White goods including the washing machine and fridge freezer are included within the sale.
- Two double bedrooms with built in storage.
- Master with en-suite shower
- Bathroom with three piece suite and electric shower
- Blinds and light fittings included in the sale
- Gas central heating & double glazing
- Communal bike storage & Residents Private Parking
- Shared grounds
- Council Tax Band: E

Tenure: Freehold
Monthly Service Charge: £78

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Two bed Second Floor Flat

20/7 Duff Street is a well-presented two-bedroom flat, ideally situated in the highly sought-after Dalry area of the city. Set within a vibrant and well-connected neighbourhood, the property is surrounded by a wide range of local amenities and is just a 5-10 minute walk from Haymarket Train Station and the Edinburgh tram network. Edinburgh city centre is also within easy walking distance, approximately 20 minutes away.

Offering a well-balanced and thoughtfully designed layout, the accommodation begins with a welcoming entrance hallway complete with two useful storage cupboards. A bright and spacious lounge/dining room enjoys plenty of natural light from the bay window, creating an airy and inviting atmosphere while providing an excellent space for entertaining family and friends. A practical and well-equipped kitchen features ample wall and base units, together with an electric oven and hob, white goods including the washing machine and fridge freezer are included in the sale . The well proportioned principal bedroom benefits from an en-suite shower room with electric shower. and built in wardrobes. A second double bedroom also benefits from built-in wardrobes, providing excellent storage while enhancing the sense of space. Completing the accommodation is a contemporary bathroom fitted with a three-piece suite and electric shower over the bath. The property further benefits from gas central heating and double glazing throughout. Externally, the property enjoys shared grounds and two residents private parking permits which are free of charge with the option of an additional visitors permit for an nominal charge. There is also a communal bike storage area. Blinds and light fittings included in the sale. **Please note no warranty is given for systems.**

Factor details: A factoring fee of approximately £78 per month is payable to Hacking & Paterson Factors and covers buildings insurance and maintenance of the communal areas.

Dalry is ideally situated to the west of Edinburgh's city centre, offering an excellent balance of convenience and community. The area benefits from frequent public transport links, including nearby bus routes and easy access to the Edinburgh Trams network, providing quick and direct connections across the city and to Edinburgh Airport. Haymarket Station just a ten-minute walk away offers further rail and tram links, ensuring effortless commuting throughout Edinburgh and beyond. For motorists, the nearby A8 allows fast access to the west and the central motorway network. A wide range of local amenities can be found close by, including major supermarkets such as Sainsbury's, Lidl, and Aldi, as well as an excellent choice of independent shops and services in both Dalry and neighbouring Gorgie. The area also boasts great leisure and recreational facilities, including Fountain Park Leisure Complex with its cinema, gym, and restaurants, Dalry Swim Centre, and the green open spaces of Murieston Park. Dalry is equally renowned for its vibrant café culture and diverse selection of popular bars and restaurants, creating a lively and welcoming neighbourhood atmosphere

By appointment 0131 337 1800

Duff Street,
Edinburgh,
Midlothian, EH11 2HG

SquareFoot

Approx. Gross Internal Area
694 Sq Ft - 64.47 Sq M
For identification only. Not to scale.
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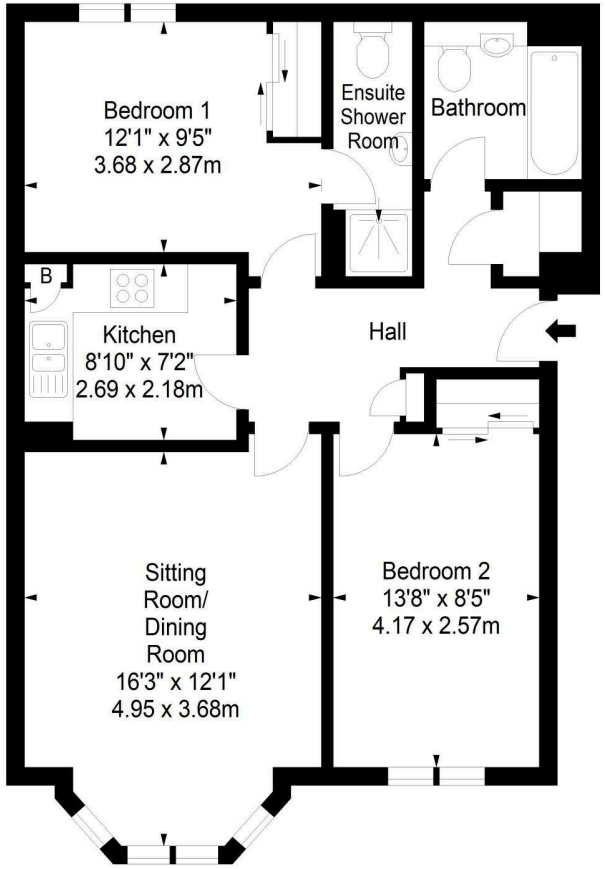

Second Floor

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