

**24/7 Duff Street  
Edinburgh EH11 2HG**

**Offers Over £230,000**

- Large living/dining room
- Galley kitchen fitted with a range of floor and wall mounted units, electric hob and oven and white goods included in the sale
- Two double bedrooms both with fitted wardrobes
- Bathroom fitted with three-piece suite and shower over the bath
- Large storage cupboards in hallway
- Electric heating and double glazing throughout
- Residents parking

**Council Tax Band: D**

**Tenure: Freehold**

**Annual Service Charge: £720**



1



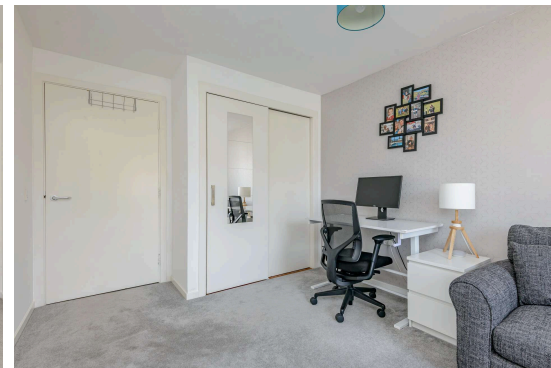
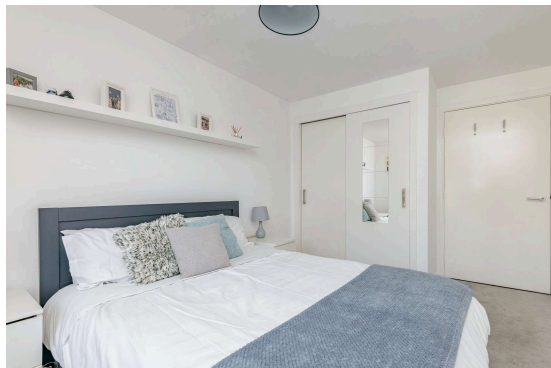
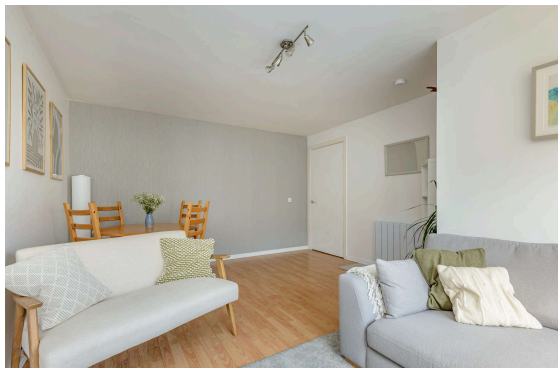
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EPC D





## Flat

Blair Cadell are delighted to bring to market this immaculate two-bedroom top floor flat, ideally located in the heart of Dalry. With an excellent range of local amenities and swift access to the city centre and beyond, this property is perfect for a young professional or first-time buyer and must be viewed to be fully appreciated.

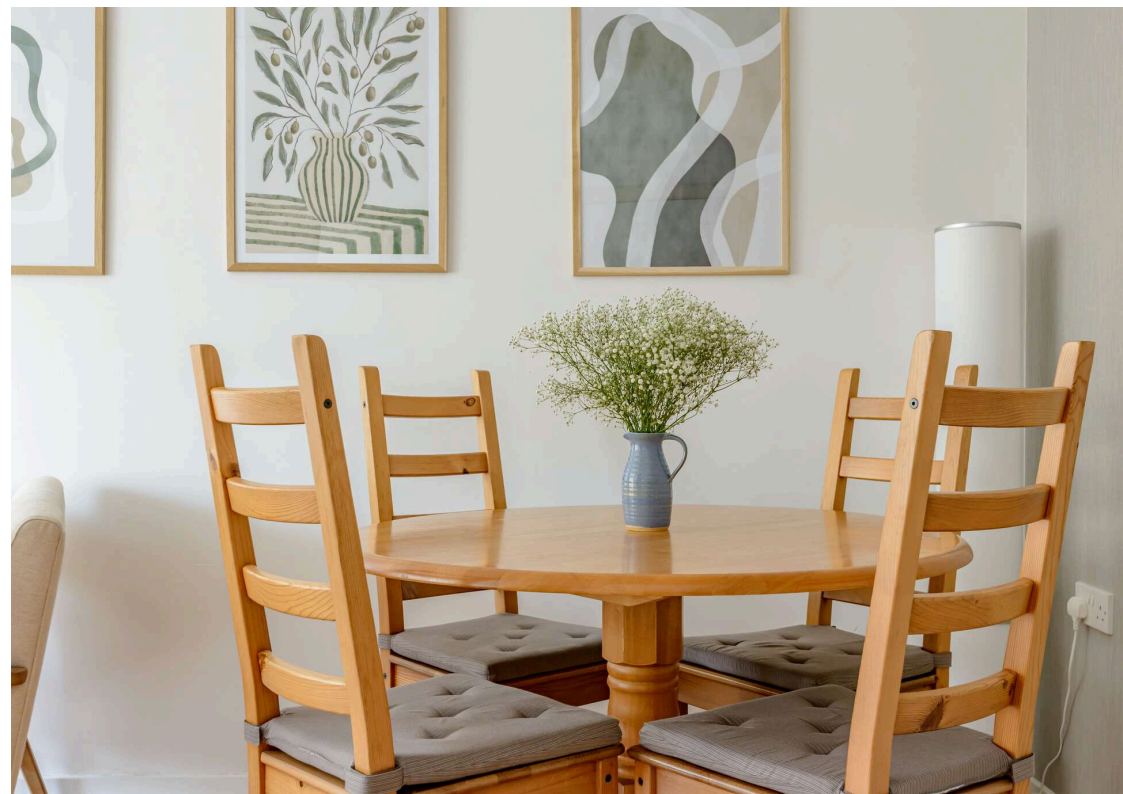
The accommodation comprises a welcoming entrance hallway with three large cupboards providing ample storage. The bright and spacious living/dining room offers the ideal space for entertaining friends and family. The stylish kitchen is fitted with a range of wall and base units, and comes complete with an electric hob and oven and white goods included in the sale. There are two generous double bedrooms, both quietly positioned to the rear of the building and featuring built-in wardrobes offering useful storage space. The contemporary bathroom is fitted with a three-piece suite and shower over the bath. The property further benefits from electric heating and double glazing throughout for maximum energy efficiency, as well as residents' parking. **Please note:** The property is factored by Lowther Homes for which a quarterly payment of £180 is paid covering buildings insurance and maintenance.

Duff Street is situated to the west of Edinburgh's city centre and enjoys excellent transport links, including regular bus services and Haymarket Station just a five-minute walk away. The property offers easy access to the A8, the central motorway network, and is ideally placed for the Haymarket office development. The area boasts a wide range of local shops, including Sainsbury's, Lidl, and Aldi, alongside a variety of independent retailers in Gorgie and Dalry. For leisure, residents can enjoy nearby Fountain Park Leisure Complex, Dalry Swim Centre, Murieston Park, and a fantastic selection of cafés, bars, and restaurants—perfect for socialising and relaxing.

**Viewing by appointment on 0131 337 1800**





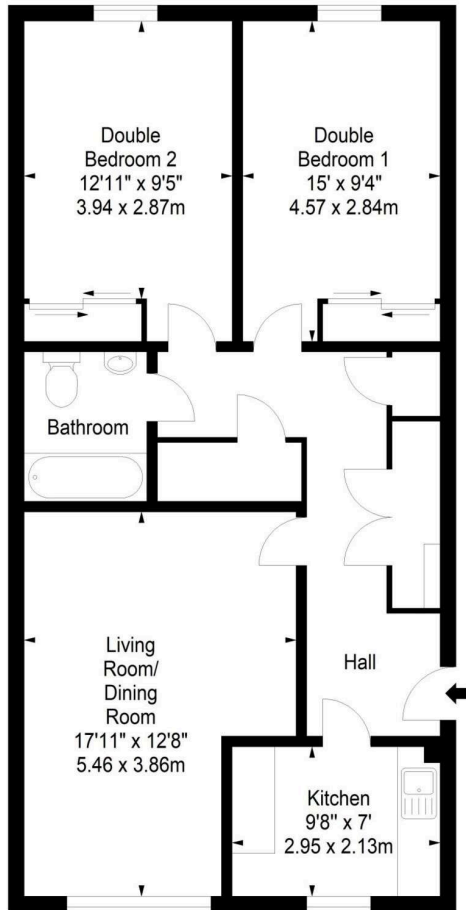




Duff Street,  
Edinburgh,  
Midlothian, EH11 2HG



Approx. Gross Internal Area  
800 Sq Ft - 74.32 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Third Floor



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