

**3/11 Easter Dalry Rigg
Edinburgh EH11 2TG**

Offers over £300,000

- Modern development
- Bay windowed lounge/diner
- Breakfasting kitchen
- Three well proportioned bedrooms
- Master en-suite
- Family bathroom
- Gas central heating & double glazing
- Residents parking & communal gardens

Council Tax Band: E

Tenure: Freehold

Annual Service Charge: £960

Shared Ownership: N



1



3



2



EPC C



Three bedroomed flat in modern development

3/11 Easter Dalry Rigg Slateford is an attractive three-bedroom property forming part of a modern development located in the highly popular Dalry area of the Edinburgh. Ideally situated within easy reach of a wide range of local amenities and Haymarket train station, and presented in walk-in condition, the property will appeal to first-time buyers, downsizers, and investors alike. Early viewing is highly recommended.

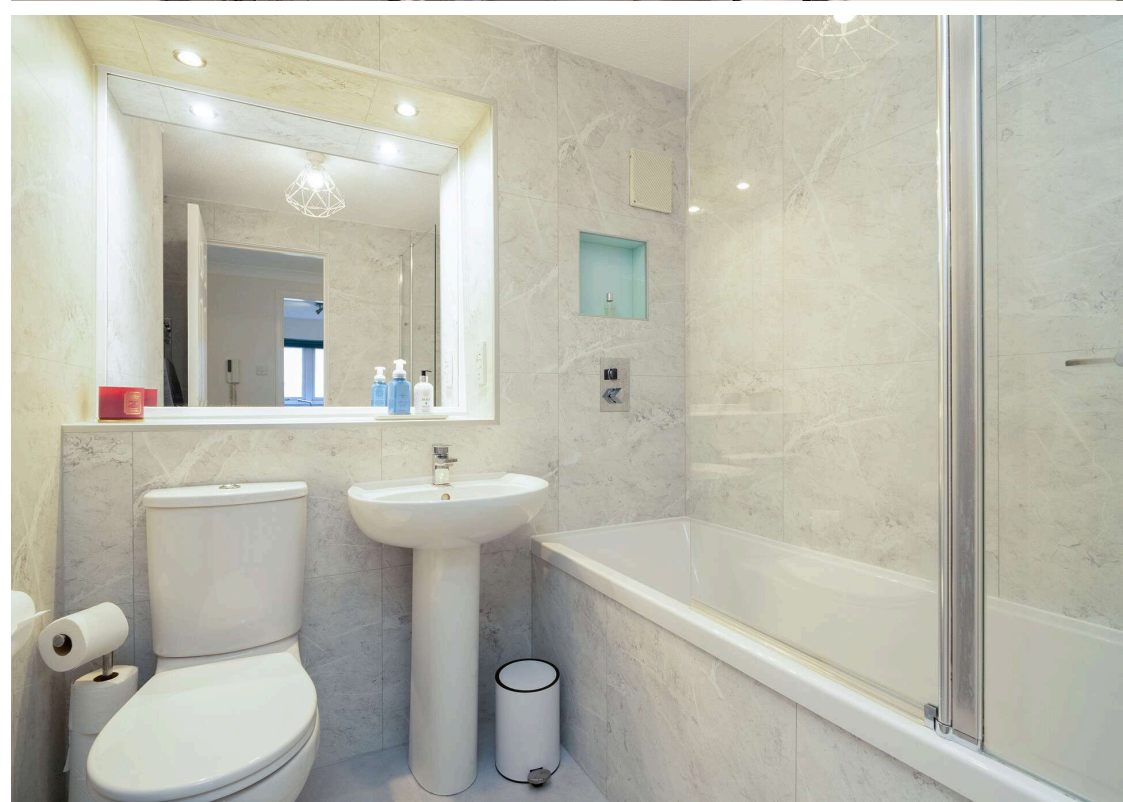
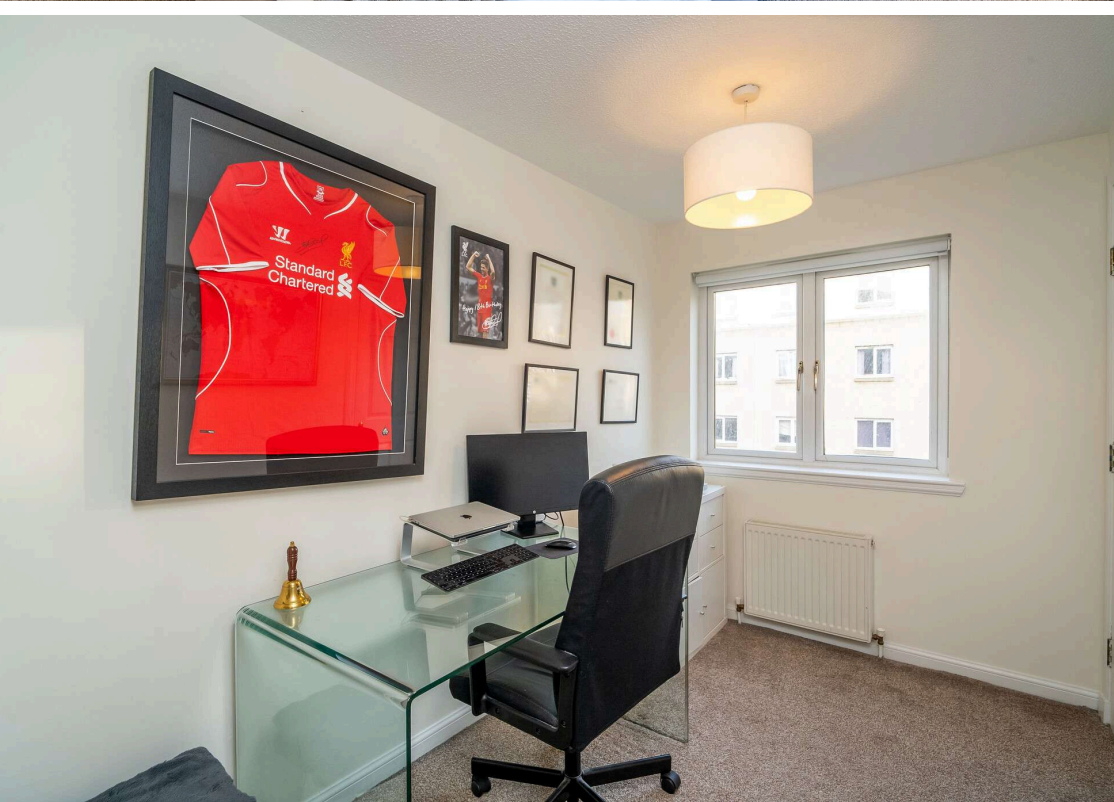
The property comprises a welcoming entrance hallway providing two useful storage cupboards. The bright and well-proportioned bay windowed lounge/dining room provides the perfect setting for relaxing or entertaining. The kitchen is fitted with a range of wall and floor-mounted units, a gas hob, and an electric oven and breakfastbar area. There are three generously sized double bedrooms, two of which provide built in mirrored wardrobes, with the master further benefits from an en-suite shower room with a two-piece suite and mains walk-in shower. The family bathroom includes a three-piece suite with a mains shower over the bath. Additional benefits include gas central heating and double glazing throughout for maximum energy efficiency. The property is factored by with an annual fee of approximately £960 which covers building insurance and maintenance.

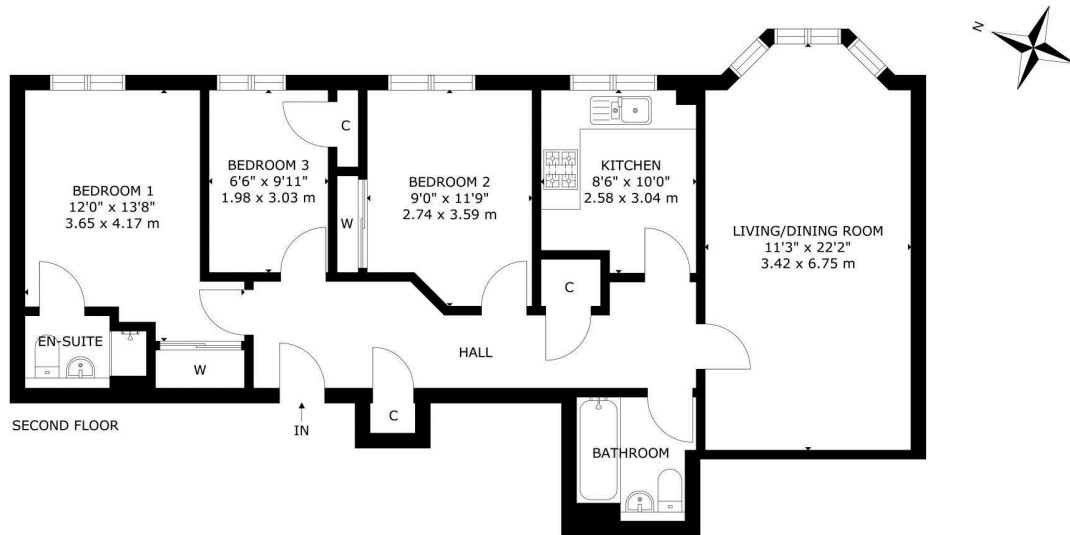
Dalry is ideally situated to the west of Edinburgh's city centre, offering an excellent balance of convenience and community. The area benefits from frequent public transport links, including nearby bus routes and easy access to the Edinburgh Trams network, providing quick and direct connections across 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.

Viewing by appointment 0131 337 1800







3/11 EASTER DALRY RIGG, EDINBURGH, EH11 2TG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 891 SQ FT / 83 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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