



18/6 Duff Street
HAYMARKET | EDINBURGH | EH11 2HG


warners
solicitors & estate agents



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Warners are delighted to present this beautifully presented, spacious first floor apartment, forming part of a well-established modern development, located within a small cul-de-sac, just a stone's throw from Edinburgh's West End, Haymarket train station and tram stop.

This lovely flat offers spacious, comfortable, and well-planned accommodation on one level, ideal for an individual, couple or as a buy to let investment. The flat is situated within landscaped gardens and comes complete with two parking permits. Early viewing is recommended! The property comprises: -

- Welcoming Hallway with two storage cupboards
- Bay windowed living room/dining room with ample room for both relaxing and dining furniture
- Well-equipped breakfasting Kitchen with integrated fridge freezer and washing machine
- Master bedroom with built-in mirrored wardrobe and Ensuite Shower room
- Further double bedroom, with built-in, mirrored wardrobe
- Bathroom with stylish three piece white suite and mixer shower over bath
- Gas central heating
- Double Glazing
- Entry phone security system
- Well-maintained landscaped grounds
- Private Residents Parking

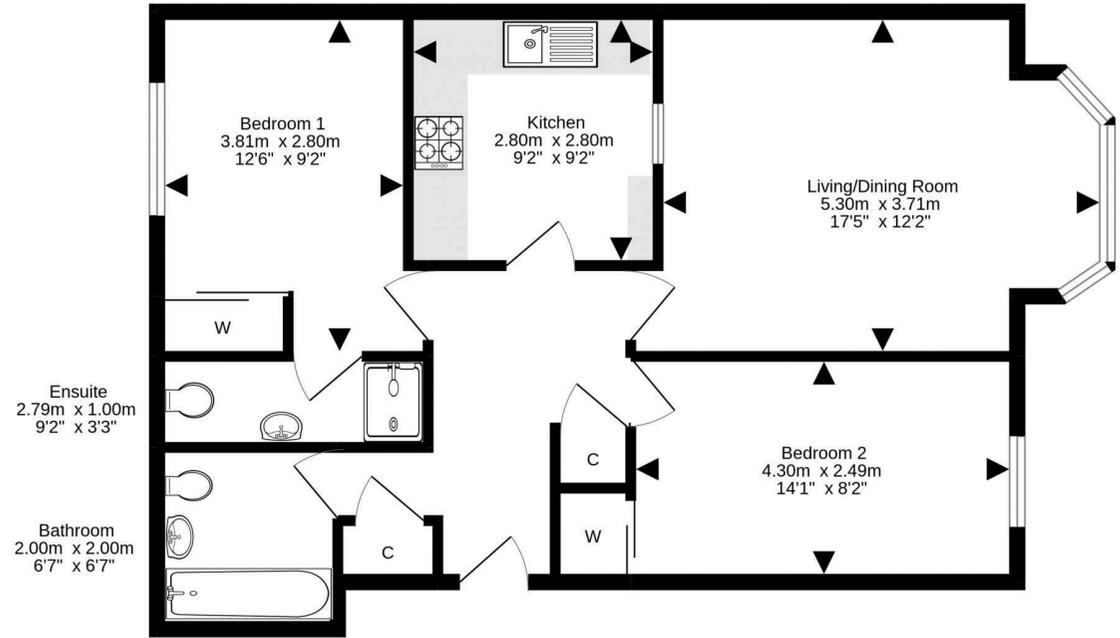
All furnishings and curtains can be included in the sale if required. EPC rating C.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Dalry is a popular area between Haymarket and Gorgie with a large choice of local restaurants, shops and services catering for day-to-day needs. This is a central location, within walking distance of the West End, City Centre and the up-and-coming Haymarket Development. The area offers excellent leisure and recreational facilities nearby, including the Dalry Swim Centre, the Union Canal walkway and cycle paths, and the Fountain Park Leisure Complex with its many bars & restaurants, cinema, Nuffield Health Fitness & Wellbeing Gym, and bowling alley. The home of Scottish rugby is also only a short walk away, at Murrayfield Stadium. There are great transport links, with Haymarket Railway Station being perfect for commuters, as well as the Tram Network and regular bus services providing access in and around the city. By car, major road networks are quickly and easily accessible, as is access to Edinburgh International Airport. Excellent schooling is well represented, with both state and private schooling available.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2022