

# Dalry Road

, Dalry, Edinburgh, EH11 2JQ

**Rental £1,450 pcm**  
2 bedroom Apartment available 07 August 2024

60 Queen Street , Edinburgh , , EH2 4NA  
[enquiry@murrayandcurrie.com](mailto:enquiry@murrayandcurrie.com)

**0131 226 5050**

### Opening Times

Mon 08.00 - 18.00; Tues 08.00 - 18.00  
Wed 08.00 - 18.00; Thurs 08.00 - 18.00  
Fri 08.00 - 17.00; Sat 10.00 - 16.00; Sun 10.00 - 13.00

- \* Furnished
- \* Electric Heating
- \* Fridge Freezer
- \* Shower

- \* Double glazed windows

### Situation

This is a very well presented and newly renovated two bedroom property. The main door property comes stylishly furnished and is ready for move in. There are two good sized doubled bedrooms, a spacious open plan kitchen dining room, and living room as you enter the property. The property has electric heating, and benefits from double glazed windows. There is direct access to the communal garden. There is permit parking available in the area, and very good links to public transport nearby. Dalry is a sought-after residential area to the west of the city centre within walking distance of Haymarket station and the main commercial and financial heart of the city centre. There is a superb range of local amenities including specialist shops, LIDL, banking and a Sainsbury's supermarket, with the nearby West End of the city centre offering a range of retail outlets, bars and restaurants. Local recreational facilities include the Fountain Park Leisure Complex at Fountainbridge with bars, restaurants, Virgin Active health club and Bowling Alley; the Dalry Swim Centre; the Union Canal and cycle path at Edinburgh Quay. Excellent schooling is well represented for in both the state and private sectors. There are great transport links with Haymarket rail station in the immediate vicinity, ideal for commuters and regular public transport provides swift access in an around the City. By car main roads heading west connect quickly to the city bypass, Edinburgh International Airport, the Forth Road Bridge and the central motorway network. LARN1904067.

All measurements are approximate.

### Further Information

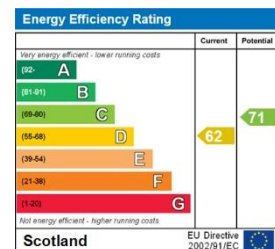
The deposit required is £1,450

The landlord is willing to rent this home to Employed, Self Employed, Student, Own Means, Retired, Company

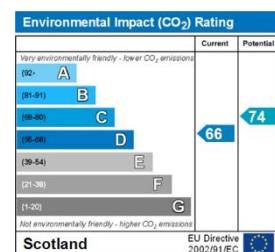
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 48 Months

### Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Accommodation

Property Ref: inst-9330

Creation Date: 30/06/2024

### IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Murray & Currie Ltd, 2024. Murray & Currie Ltd Registered in Scotland No. SC 342 656