

20/2 EASTER DALRY RIGG

DALRY, EDINBURGH



Galbraith

20/2 EASTER DALRY RIGG, DALRY, EDINBURGH, EH11 2TL

Modern 4 bedroom apartment in neighbourhood of Dalry, just minutes from Edinburgh's West End.

- Part of converted whisky bond warehouse
- Master Bedroom with en-suite, 3 further double bedrooms
- Large dining kitchen
- Spacious living room
- Private residents parking
- Excellent local amenities within walking distance
- Within easy reach of Edinburgh City Centre



Galbraith

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SITUATION

20/2 Easter Dalry Rigg is spacious apartment set within a converted whiskey bond warehouse in a residential area of Dalry. The local neighbourhood of Dalry provides a variety of shops, cafes and a supermarket as well as Murrayfield stadium. Edinburgh City Centre is within easy reach and provides a wider variety of amenities. Haymarket is a short walk away and provides rail and tram connections around the city and further afield.

DESCRIPTION

20/2 Easter Dalry Rigg provides a delightful modern living space set over three floors. The property benefits from a spacious living room with full height ceiling taking advantage of the warehouse roofline, galley style dining kitchen. A master bedroom with ensuite and walk-in wardrobe on the upper floor, and 3 further double bedrooms complete the property. Two private parking spaces are provided in the residents parking area. The property has previously held an HMO Licence.

ACCOMMODATION

First Floor: Hall, Bedroom 3, Bedroom 4, Family Bathroom

Second Floor: Kitchen, Living Room, WC, Bedroom 2, Hall

Third Floor: Master Bedroom with walk-in wardrobe and ensuite

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	E	C

POST CODE

EH11 2TL

SOLICITORS

Garden Stirling Burnet Solicitors Limited, 121 High Street, Tranent, EH33 1LW

LOCAL AUTHORITY

Edinburgh City Council, 4 East Market Street, Edinburgh, EH8 8BG

FIXTURES AND FITTINGS

Integrated kitchen appliances are included in the sale. All fitted carpets, curtains, blinds, light fittings and furniture are included in the sale.

ADDITIONAL INFORMATION

The property is within a Grade B listed building. The building is managed by Trinity Factors.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

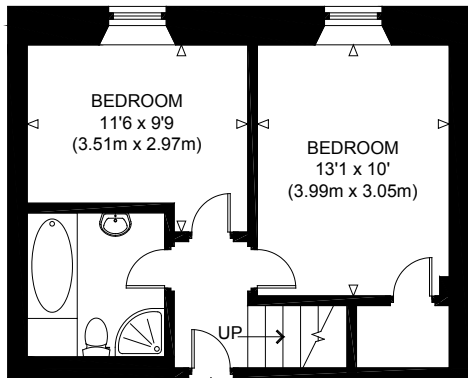
- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

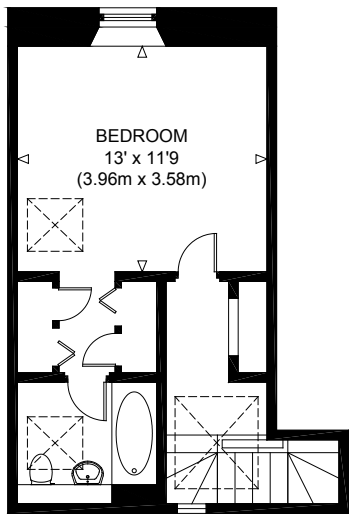
MORTGAGE FINANCE

Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com

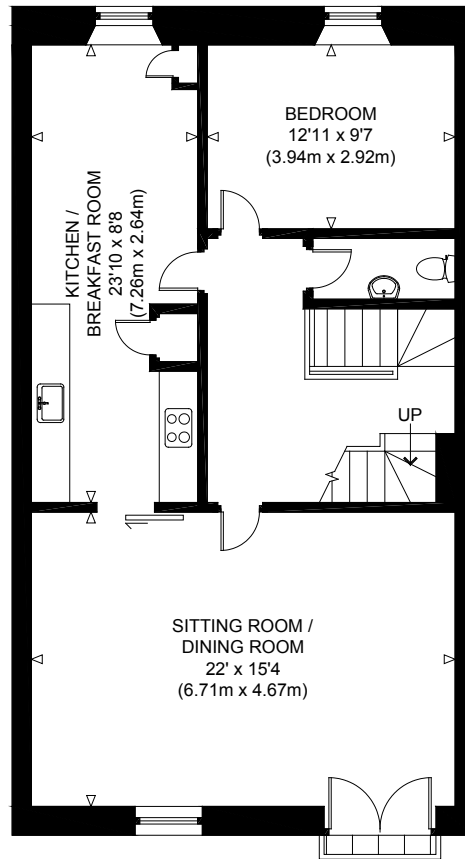




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 366 SQ FT / 34.0 SQ M

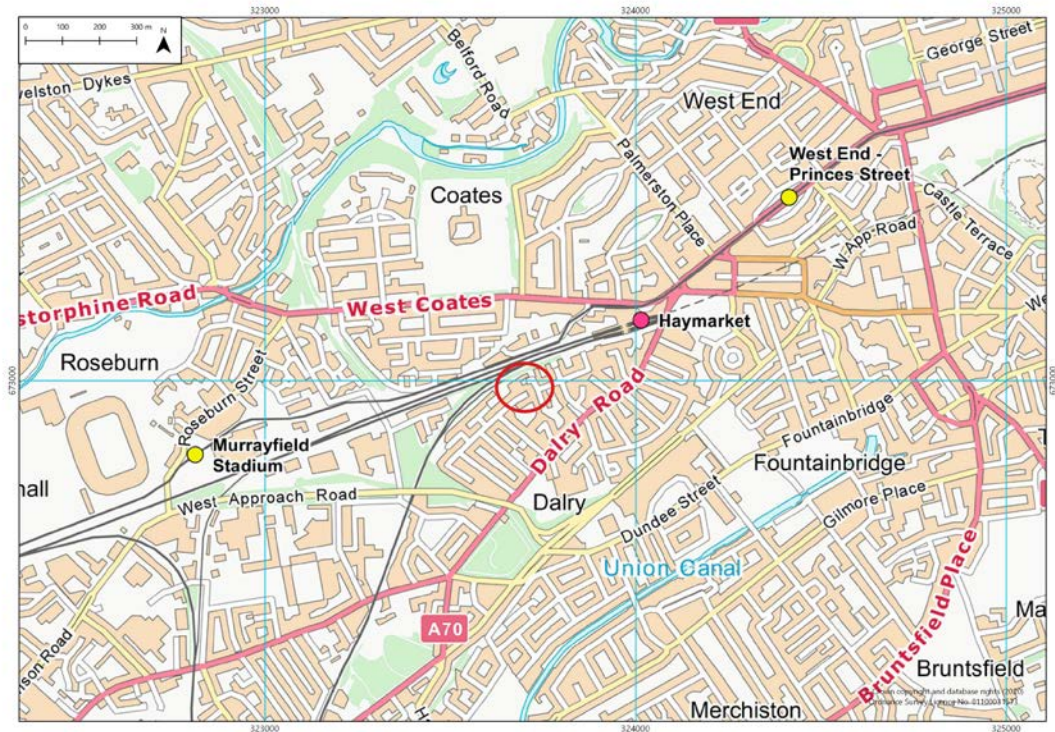


THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 322 SQ FT / 29.9 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 876 SQ FT / 81.4 SQ M

EASTER DALRY RIGG
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1564 SQ FT / 145.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Map Reference: 11642-1.202 Easter Dalry Rigg, A4, Rev 2.20200717

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in July 2020