



13/3 West End Place, Edinburgh, EH11 2ED
Offers Over £255,000



MONARCH
LEGAL



13/3 West End Place is a charming top-floor (first-floor) flat nestled in the heart of Dalry, Edinburgh.

This two-bedroom property offers a blend of modern comfort and traditional character, making it an ideal choice for professionals, couples, or small families seeking a central location.

The bright and spacious living area is bathed in natural light, thanks to large windows that offer a pleasant outlook.

The room's layout provides ample space for both relaxation and entertaining.

The separate kitchen has been recently updated, featuring modern fixtures and fittings. It offers a practical space for cooking and meal preparation.







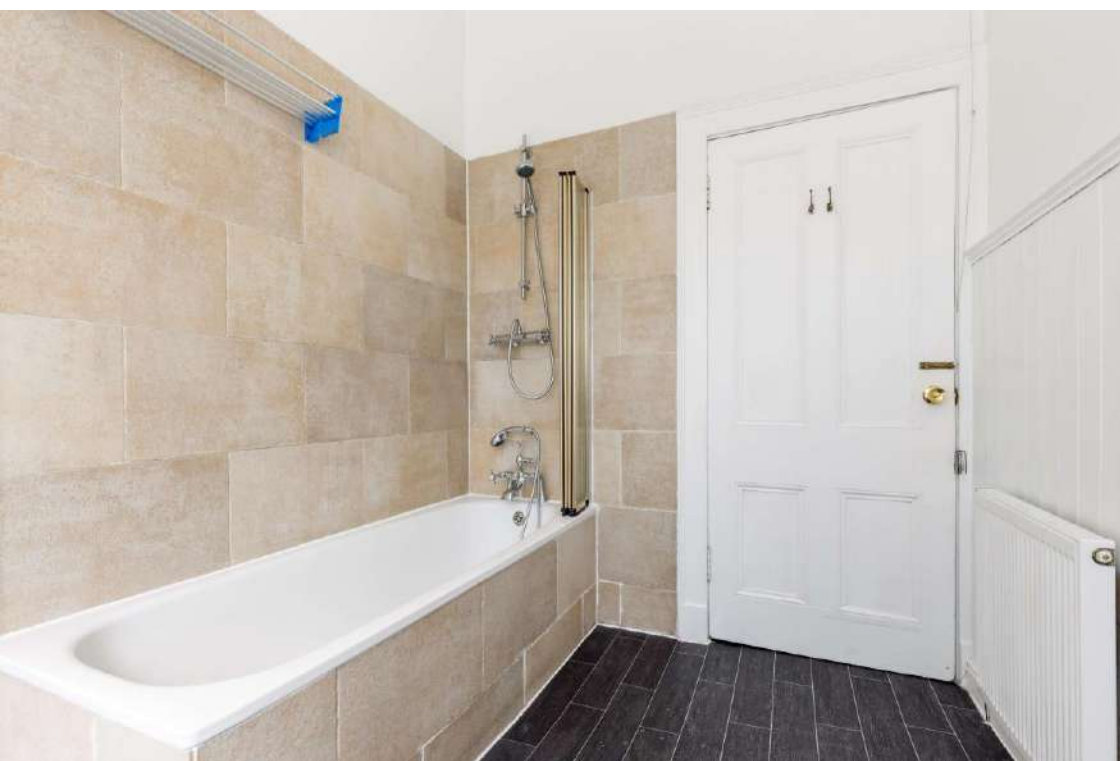
Two well-proportioned bedrooms provide comfortable sleeping quarters, each with sufficient space for furniture and storage.



The property includes a well-maintained bathroom, complete with essential amenities.

Additional benefits include a large attic offering excellent storage, as well as a shared ground-floor store room—perfect for bikes. The home also enjoys the reassurance of key upgrades: a new boiler installed less than a year ago, a fully reslated roof still under warranty, and gable end walls repointed in the past year.

Although this property is close by to local amenities, it also has the benefit of being a cul-de-sac.

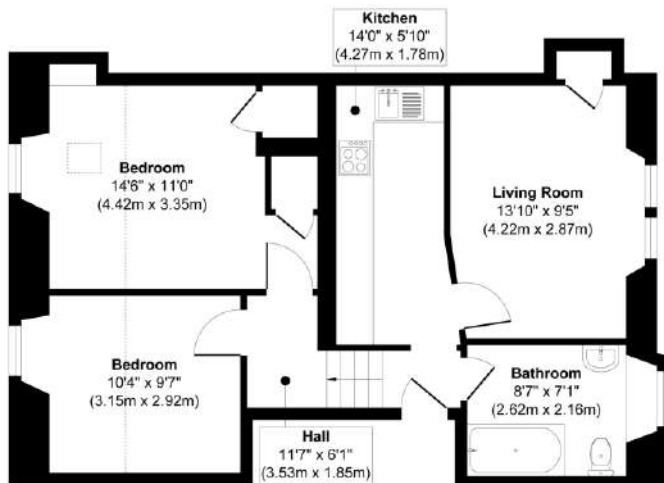




13/3 West End Place
Edinburgh EH11 2ED

Approx. Gross Internal Area:
643 Sq Ft (59.7 Sq M)

For Identification purpose only. Not to scale.
www.wor96.com



Dalry is a lively and diverse neighbourhood located just west of Edinburgh's city centre, offering a blend of traditional sandstone tenements and modern housing. Popular with students, young professionals, and families, it's known for its excellent transport links via Haymarket station and easy access to the city centre. The area features a bustling main street with a variety of shops, multicultural restaurants, and amenities like the historic Dalry Swim Centre. With nearby green spaces such as the Union Canal and Harrison Park, Dalry combines urban convenience with a strong sense of community. It's also within walking distance of Fountainbridge, including the popular Fountain Park leisure complex with a cinema, gym, and eateries. Haymarket station and regular bus links are just a short stroll away, making commuting or exploring the city effortless.

Get in touch



0131 644 6060



sales@monarch-legal.co.uk



monarch-legal.co.uk



Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.