



24/11 Orwell Place
EH11 2AF

Freshly decorated and bright 3rd (top) floor flat quietly set to the rear of a traditional Victorian built tenement. Hallway, lounge, separate kitchen area to rear of lounge, good sized double bedroom with built in wardrobe, shower room and separate W.C. compartment. Ideal first time purchase or buy to let investment. Very popular location close to the city centre with many local amenities and regular bus service.





Lounge	3.7m x 3.3m	(12'2 x 10'11)
Kitchen	2.2m x 1.9m	(7'3 x 6'4)
Double Bedroom	3.7m x 3.2m	(12'2 x 10'4)
Shower Room	2.0m x 0.9m	(6'10 x 3'3)
W.C.	1.1m x 0.8m	(3'10 x 2'6)

Orwell Place, off Dalry Road, lies approximately 1 mile west of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service available less than 150 yards away on Dalry Road. Alternatively, a number of major roads along with Haymarket Railway Station allow for ease of commuting outwith the city boundaries. It is also worth noting the close proximity to the Edinburgh Tram Line which runs to Edinburgh Airport. Within the immediate vicinity there are amenities to meet every day needs including shops, supermarkets and an eclectic mix of restaurants with nearby Fountain Park housing a leisure centre and multi-screen cinema complex.

Energy Performance Rating D

