

OFFERS OVER £160,000

13/8 Downfield Place, Dalry
Edinburgh, EH11 2EJ

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Solicitors & Estate Agents



- An ideal starter flat or letting opportunity
- Close to Haymarket Rail Station
- Bright living room and brand new kitchen (never used)
- Shower room with WC
- Double bedroom overlooking the shared garden
- Ample storage space and entry system
- Quiet cobbled street with permit zoned parking
- Gas central heating and double glazing
- EPC C

Description

Minutes away from Haymarket Rail Station and a wealth of West End attractions, this first floor flat (44 sqm) will be a perfect starter home or buy to-let investment. It forms part of a traditional stone tenement with a secure entry system. The property is in move in condition and features a bright living room/ kitchen which has been recently fitted and never been used. There is also a hallway providing in-built storage, a double bedroom and bright shower room with WC.





Location

Number 13 occupies a convenient position in a quiet cobbled section of Downfield Place in the popular Dalry. Lidl, tram stop/airport link, restaurants, coffee shops, bars, swimming pool, cinemas and major art galleries are all available within the immediate vicinity. Excellent bus services operate along the adjacent Dalry Road (A70). Fountainpark Leisure Park, Edinburgh's financial sector, Princes Street, the renovated canal and delightful Water of Leith Walkway/cycle track are also readily accessible.

Gardens and Parking

The property benefits from a shared communal garden/drying area. There is ample parking having both pay meters and zoned permit bays on Duff Street.

Heating and Glazing

The property benefits from gas central heating and double glazing.

Valuation

The mortgage valuation is £170,000 and the Home Report is available from the ESPC web site.

Council Tax and EPC

The property lies in Council Tax Band B and has a C rated Energy Performance Certificate.

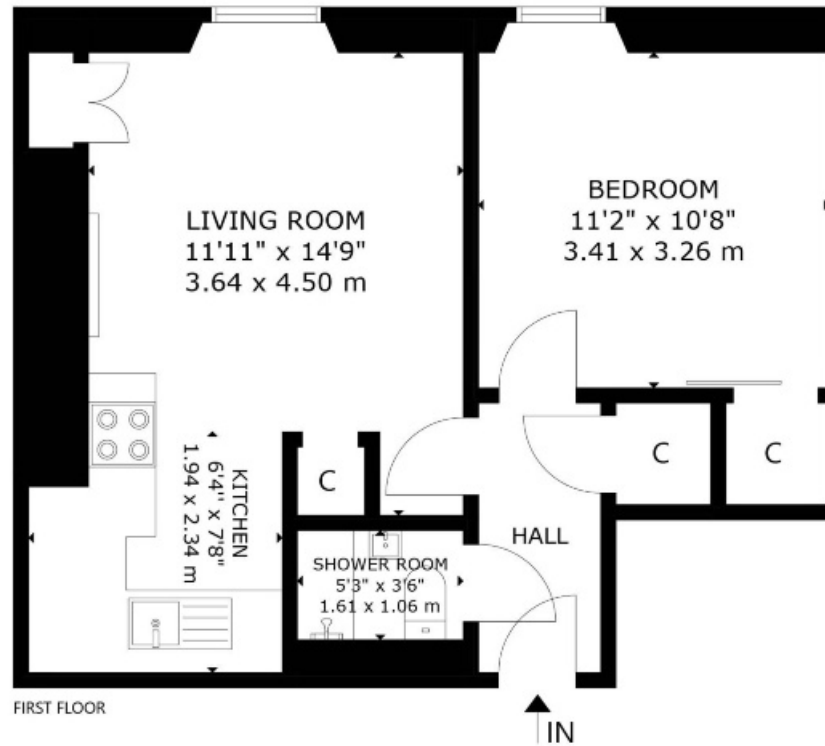
Extras

Carpets, floorcoverings, integrated oven and curtains are included in the sale price.

Viewing

To view telephone Agents 0131 229 3399





13/8 DOWNFIELD PLACE, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 470 SQ FT / 44 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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