



6/1, DALGETY ROAD

Meadowbank, Edinburgh, EH7 5UJ



1

Public Room



1

Bedrooms



1

Bathroom



6/1, DALGETY ROAD

Attractively presented and enjoying a sought-after setting in Meadowbank, walking distance from the city centre, this one-bedroom ground-floor period flat benefits from a shared garden and drying green, as well as convenient on-street parking. In addition to a sun-filled double bedroom, the bright interiors feature an entrance hall with excellent storage capacity, with one fully wired hall cupboard large enough for an office space, a spacious reception area with a focal fireplace and a press cupboard, a kitchen with fitted units, and a modern wet room with a towel radiator. The flat, with its well-connected location, is just a brisk 27-minute walk to the central capital, as well as to excellent amenities, attractions, and scenic green spaces, making it an appealing option for professionals, investors, couples, remote workers, workers, and downsizers.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Ground-floor flat in Meadowbank
- Part of a handsome period building
- Secure phone entry system
- Modern interiors with lovely period details
- Entrance hall with storage
- Large walk-in cupboard, possible home office
- Living/dining room with a focal fireplace
- Kitchen with fitted units
- Sunny main bedroom
- Wet room with towel warmer
- Lawned communal garden/drying area
- On-street parking







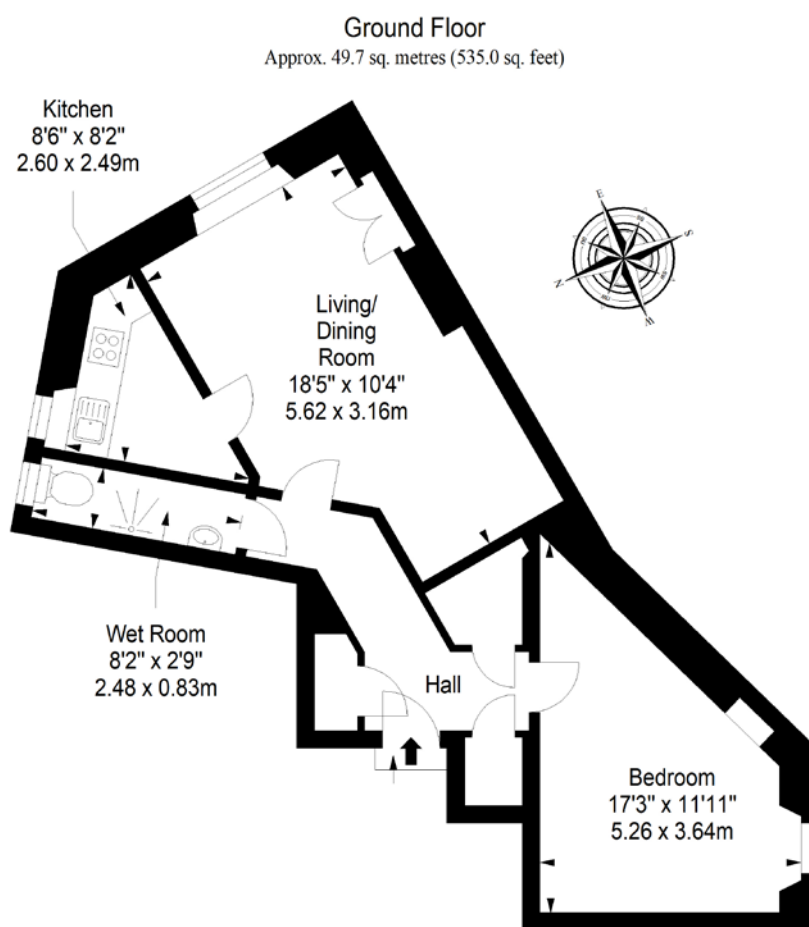


Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.



MEADOWBANK, EDINBURGH

Situated to the east of the city centre and directly north of majestic Holyrood Park, the thriving suburb of Meadowbank is cherished for its leafy streets, vibrant social scene and excellent local amenities. Meadowbank Shopping Park is home to a selection of retail outlets and a large Sainsbury's supermarket, while nearby Easter Road is lined with an array of local shops and businesses, plus a vibrant blend of cafes, pubs, and restaurants. Residents of Meadowbank have a whole host of sport and fitness activities right on their doorstep, and the re-opening of Meadowbank Sports Centre offers state-of-the-art facilities including athletics tracks, sports halls, a gym, and fitness studios. For those who prefer to exercise in the great outdoors, the vast open space of scenic Holyrood Park is perfect for relaxed strolls or cycles, and an invigorating hike up Arthur's Seat promises breath-taking views of Edinburgh's iconic cityscape. Meadowbank is within the catchment area for early years and primary schooling and is popular with city workers, with swift links into the centre via London Road by car, bus, or bike, as well as convenient access to the A1 and Edinburgh City Bypass.



Total area: approx. 49.7 sq. metres (535.0 sq. feet)



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