



**3 Dalziel Place**  
**Meadowbank, Edinburgh, EH7 5TR**

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For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Entrance vestibule.
- Reception hall.
- Bay windowed living room with feature fire.
- Attractive double bedroom with built in mirrored wardrobes.
- Bathroom with shower attachment.
- Shower room.
- Stairs to lower level.
- Lower level hallway.
- Two excellent walk-in storage cupboards.
- Spacious dining kitchen with range cooker & further appliances.
- Access to communal garden at rear.
- Further bedroom.
- Gas central heating.
- Double glazing.
- Original features.
- Private garden to front.
- Communal garden at rear.
- Unrestricted on-street parking.



## GENERAL DESCRIPTION

A rarely available, well presented main door ground and lower ground floor flat situated within the vibrant Meadowbank district of the City a short journey to the east of Edinburgh City Centre. There is a wide range of excellent local amenities close at hand and the property would be suitable for a range of buyer.

COUNCIL TAX BAND -  
TRAIN STATION -  
AIRPORT -  
BUSES -

C.  
APPROXIMATELY 1.2 MILES TO EDINBURGH WAVERLEY STATION.  
APPROXIMATELY 9.3 MILES TO EDINBURGH AIRPORT.  
ON YOUR DOORSTEP.

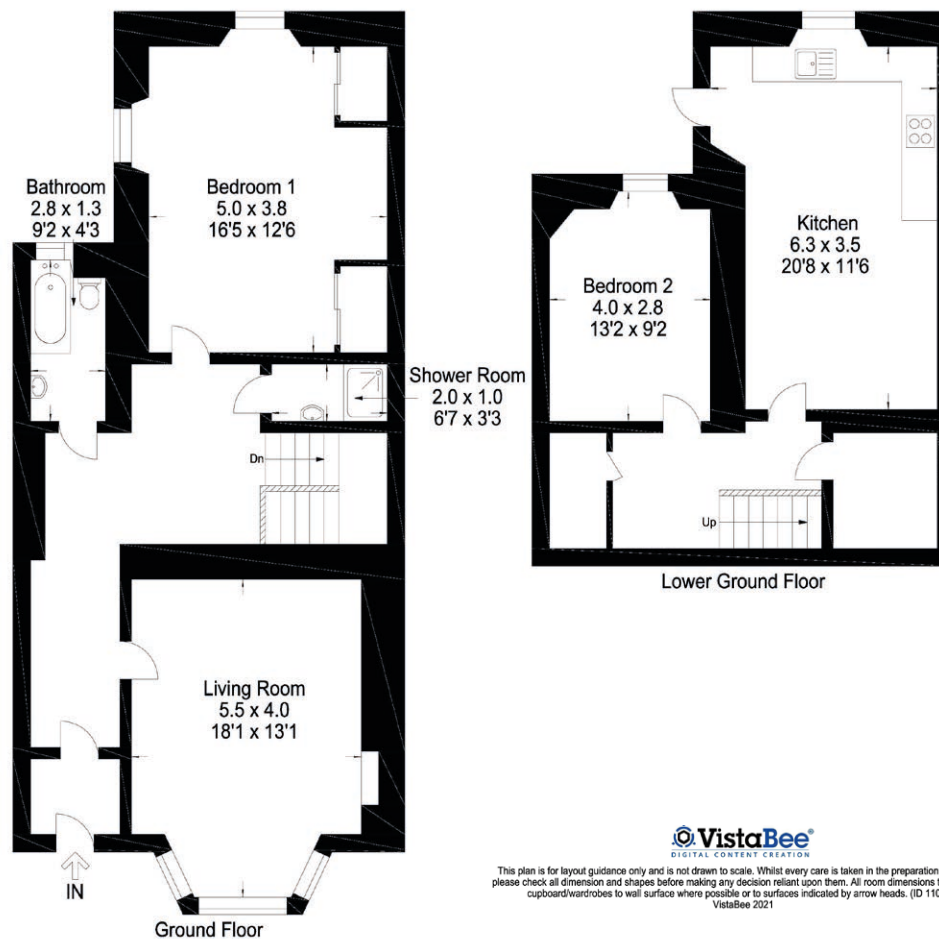
## LOCATION

Meadowbank lies to the east of the city centre just over a mile from Princes Street. It is a popular and convenient residential area of the city just minutes from the wonderful open spaces of Holyrood Park and Arthur Seat. Whilst all the city centre has to offer is readily accessible via regular bus services or indeed on foot, the Meadowbank Retail Outlet is literally just seconds away and offers a number of High Street names including a large branch of Sainsbury. There is also a Morrisons at Jock's Lodge, a 24 hour Asda at The Jewel and a further retail outlet at Fort Kinnaird. Portobello's popular beach and promenade are within a short drive, as is the A1, city by-pass and there after the central motorway network, making this location ideal for both city workers and commuters.

**EXTRAS:**  
ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, SOME CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE RANGE COOKER, COOKER HOOD, FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE.







Approx. Gross Internal Floor Area 1055 Sq ft / 98 Sq m

**VistaBee**  
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2021



**ENERGY PERFORMANCE  
CERTIFICATE RATING C**



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