



4 (PF2) Dalgety Avenue  
Meadowbank, EH7 5UE

**Deans**   
Solicitors & Estate Agents LLP



## GROUND FLOOR FLAT

- Living Room
- Kitchen
- Dining Room
- Utility
- One Double Bedroom
- Shower Room
- Communal Rear Graden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating - C





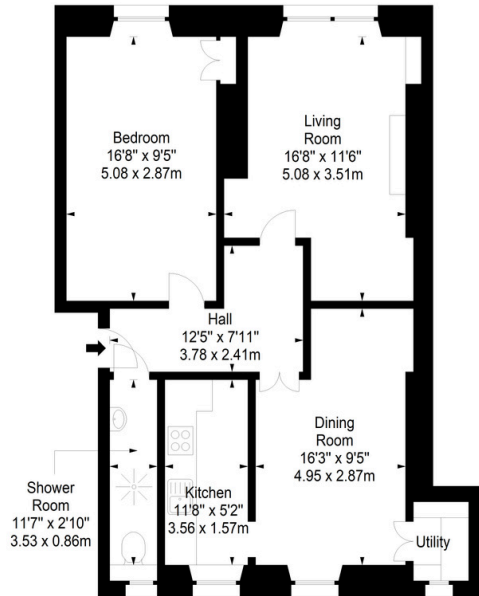
Forming part of a traditional tenement building this ground floor flat is situated in popular area Meadowbank, close to Meadowbank Retail Park and excellent transport links to the city centre. There are lovely outdoor areas nearby at Holyrood Park, Arthur's Seat and Lochend Park. The accommodation comprises; a welcoming hallway, spacious living room, separate kitchen, large dining room, utility, one good-sized double bedroom and shower room. There is also secure storage space under the common stair well that belongs to the flat. Externally there is a neatly maintained, shared garden to the rear and on-street permit parking is available in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob and lightshades. All included appliances are sold as seen with no warranty provided.



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Approx. Gross Internal Area  
717 Sq Ft - 66.61 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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