

37 (flat 1) Dalgety Road, Meadowbank, Edinburgh, EH7 5UH



Description

Superb elevated ground floor corner apartment forming part of an established landscaped development benefiting from an allocated car parking space. The property commands a quiet setting yet is situated close to a wonderful range of amenities and with easy access to the City Centre, and the open green spaces of Holyrood Park. Finished to a good standard throughout, this lovely home provides spacious and light filled living in excellent decorative order and would make a wonderful purchase for a professional couple, small family or buy to let investment.

- Welcoming central reception hall with fitted storage
- Impressive corner bay living/dining room with pleasant aspect over the shared gardens
- Stylishly appointed kitchen
- Master bedroom with fitted wardrobes and en-suite facility
- Two further bedrooms
- Principal bathroom featuring a white three-piece suite with shower over the bath
- Newly renovated bathroom, en-suite and kitchen
- Gas central heating and double glazing
- Secure entry system
- Allocated parking space

Additional Information

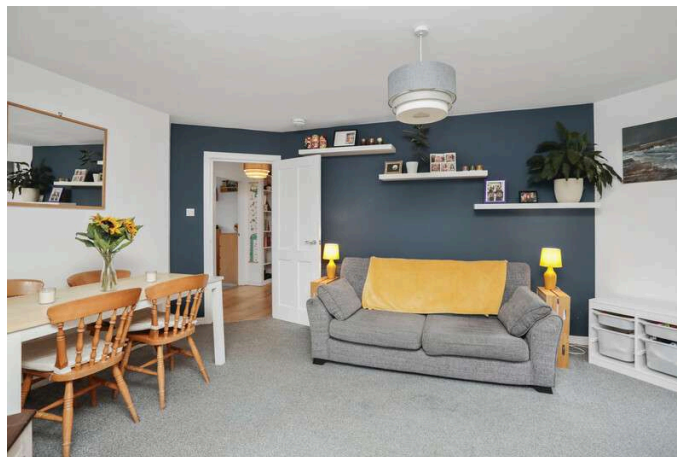
The development is factored by Charles White for approx. £54 per month. This includes maintenance of communal areas and block buildings insurance.

Extras

The fitted floor coverings, blinds, curtains, oven, induction hob, cooker hood, dishwasher and fridge/freezer are included.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

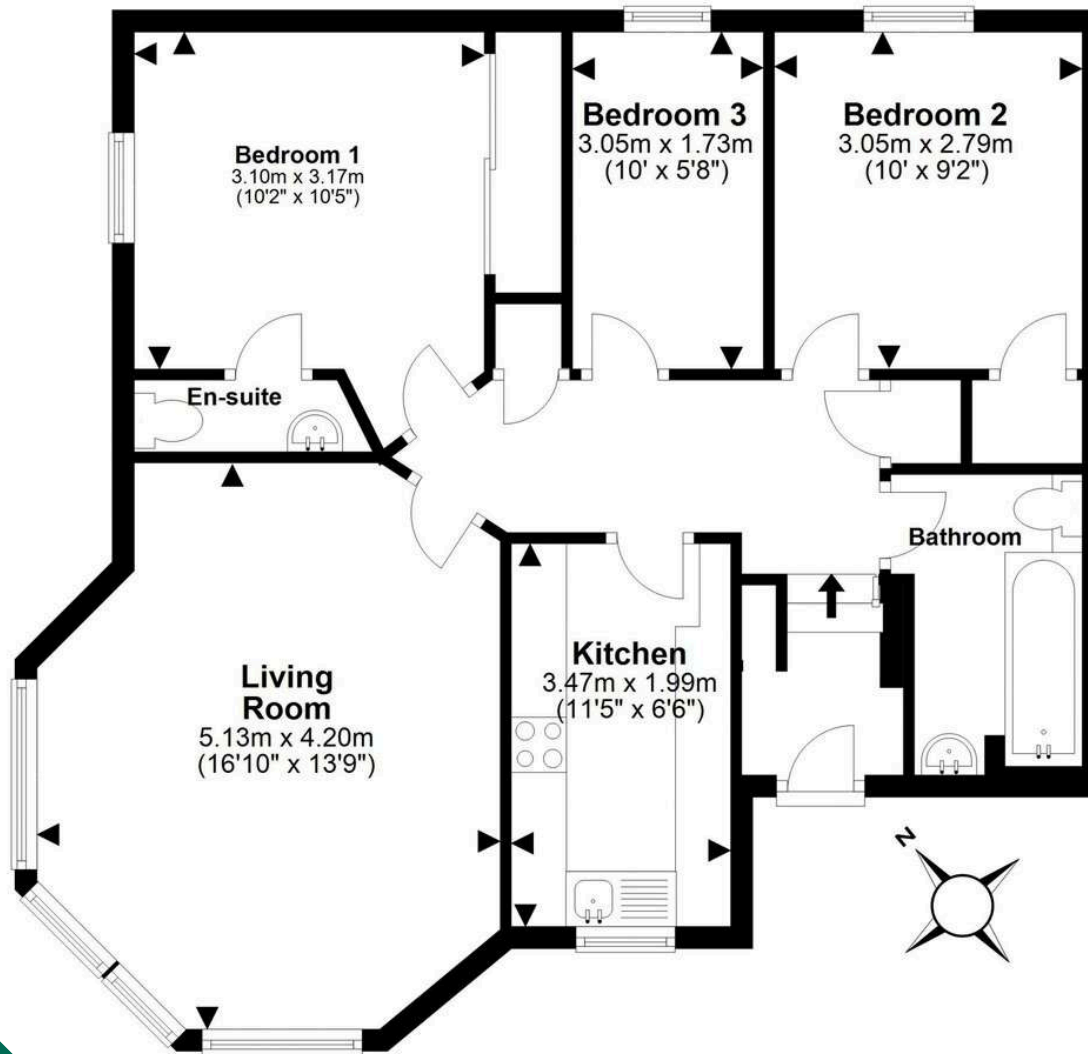


Location

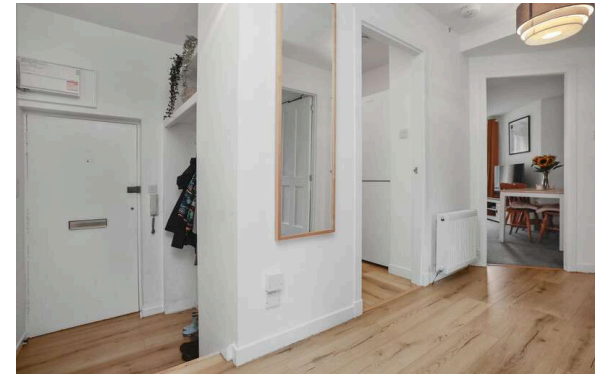
Situated close to Edinburgh's iconic Royal Mile, Meadowbank offers easy access to the world-class entertainment and shopping found in the bustling heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's supermarket plus a number of additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development offering world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which offers everything from multi-purpose sports halls and athletic tracks, to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk-up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, either way enjoying spectacular panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance.

EPC Rating: C





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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