



8 (2F1) Dalgety Avenue  
Meadowbank  
Edinburgh, EH7 5UE



Please contact us for  
more information:

0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)





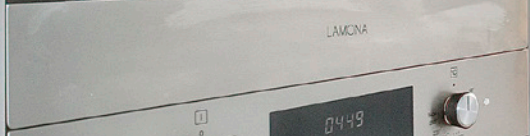
## Summary

Set on the second floor of a traditional tenement building in the city's desirable Meadowbank area, this one-bedroom flat is ideally proportioned for first-time buyers, professionals, couples, and rental investors alike. It comes beautifully presented with stylish, modern interiors and tasteful décor throughout. Furthermore, it is perfectly placed for easy access to excellent amenities, such as shops (including Meadowbank Shopping Park), transport links across the city, sports, fitness, and leisure facilities (including Meadowbank Sports Centre), and open spaces, with Lochend Park and Holyrood Park enviably close by.

## Features

- Traditional second-floor flat in Meadowbank
- Beautifully presented with stylish, modern interiors
- Secure shared entrance and stairwell
- Welcoming hallway with large built-in cupboard
- Well-proportioned living/dining room
- Attractive, fully integrated kitchen
- Spacious double bedroom
- Useful and versatile study space
- Contemporary shower room with towel radiator
- Access to a leafy shared garden
- Controlled on-street parking (Zone N6)
- Gas central heating and double glazing





**CAUTION**  
Do not place hot liquid or hot objects on the surface of the oven door.  
This may cause damage to the surface.

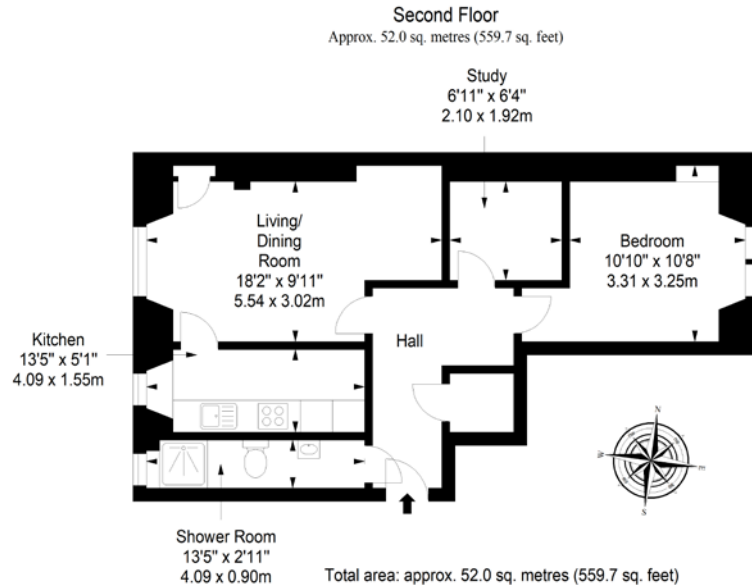








## Floorplan



EPC Rating - C | Council tax band - B | Home report Value - £180,000

Extras: All fitted floor coverings, window coverings, light fittings, and integrated

## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 483 8325  
[property@watermans.co.uk](mailto:property@watermans.co.uk)