



**23/3 DALGETY STREET, MEADOWBANK**  
EDINBURGH, EH7 5UN



2



1

EPC  
RATING

C

COUNCIL  
TAX BAND

C





This charming and spacious flat, with two bedrooms and a box room, enjoys a fantastic central location, just a short stroll from Holyrood Park, home to the majestic Arthur's Seat. Popular Meadowbank also offers a wide range of shops, attractions, and city bus connections day and night. The flat is located on the first floor of a traditional tenement, retaining classical features and airy proportions alongside tastefully subtle décor and modern fittings. Additionally, there is access to a lovely, shared garden and controlled on-street parking.

Secure communal stairs lead up to the flat, where it opens into a welcoming hall. The hall features a ceiling-mounted clothes pulley and characterful wood flooring that flows seamlessly into the adjoining reception room. This sunny living space has flexibility for comfortable seating and dining furniture. Also accessible from the hall via an attractive open archway is a contemporary monochrome kitchen featuring stylish white cabinets contrasted by oak-style flooring, a marble-effect worktop, and a matching splashback. Further enhancing the space are ample display shelving and a neatly integrated oven and hob, complete with a hood and stainless-steel splashback. A freestanding fridge-freezer and washing machine are housed in the hall's utility cupboard.

## FEATURES

- Prime central location close to Holyrood Park
- Charming first-floor tenement flat
- Communal stairwell with secure entry
- Entrance hall with utility storage and clothes pulley
- Southerly-facing living/dining room
- Modern integrated kitchen
- Two garden-facing double bedrooms (one with en-suite shower room)
- Versatile box room/study
- Three-piece bathroom
- Enclosed shared garden
- Controlled on-street parking (Zone N6)
- Gas central heating and double-glazing









The two bright and airy timber-floored double bedrooms enjoy an appealing garden-facing aspect. There is also a versatile box room currently used as a quiet home working space. The main bedroom benefits from the convenience of an en-suite shower room, while the interior is completed by a bright three-piece bathroom, tastefully appointed in all white with statement chequered flooring. Gas central heating and full double glazing ensure a warm and efficient environment throughout the property.

Externally, residents of the tenement share access to an enclosed rear garden, laid to lawn. Parking on Dalgety Street falls under Controlled Zone N6, bordered by unrestricted areas.

Extras: The sale includes all fitted flooring, window blinds, light fittings, and appliances. The large, fixed wardrobe in the main bedroom can also be included.









## 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 sports 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 breathtaking 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.









**OFFERS TO:**  
**22 Hardgate**  
**Haddington**  
**EH41 3JS**

**Tel: 01620 825 368**  
**Fax: 01620 824 671**

**DX540733 Haddington**

**espc**

**HOUSE SALES**

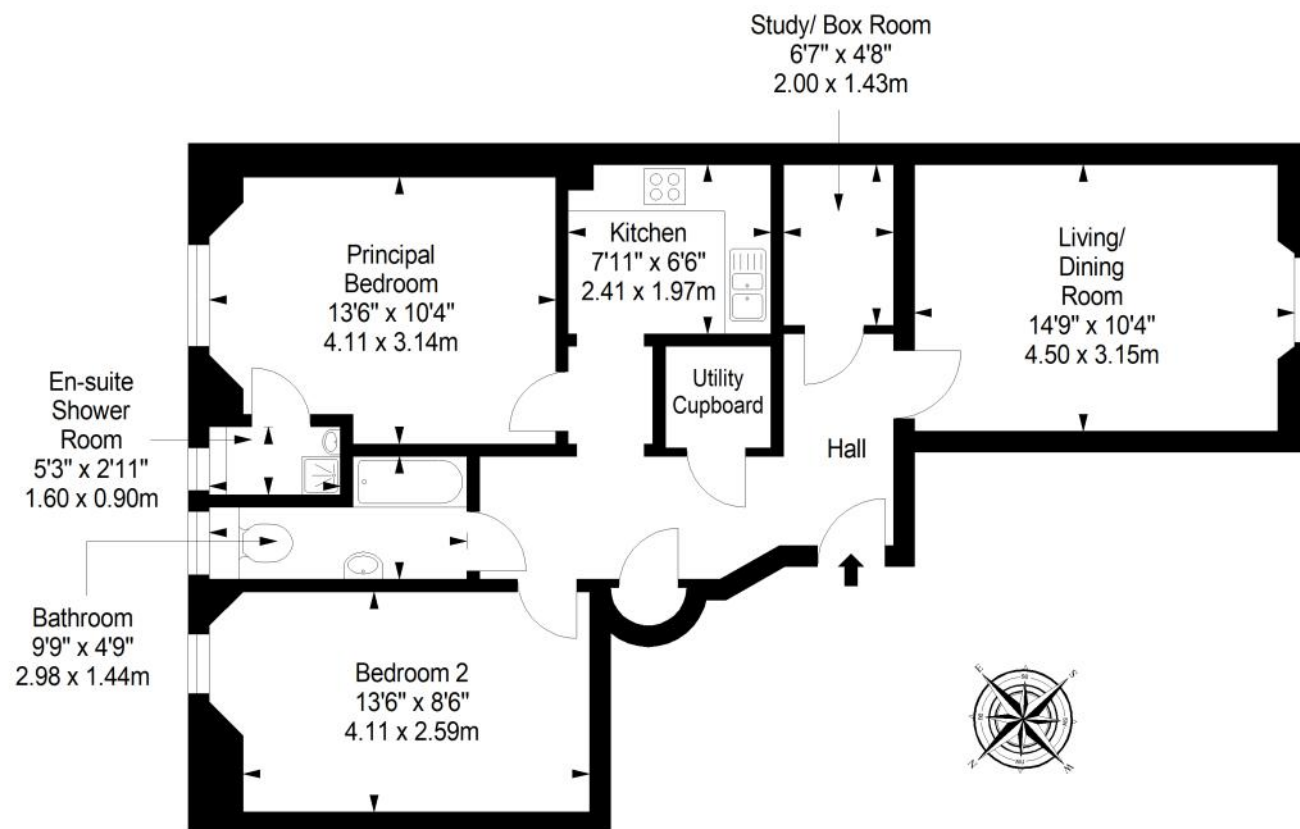
If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

### First Floor

Approx. 65.0 sq. metres (699.7 sq. feet)



Total area: approx. 65.0 sq. metres (699.7 sq. feet)