

2/9 SPRINGWELL PLACE  
DALRY, EDINBURGH, EH11 2JA

CURRAN & CO  
PROPERTY





2/9 SPRINGWELL PLACE  
DALRY, EDINBURGH, EH11 2JA

OFFERS OVER £175,000



'Forming part of a traditional Edinburgh tenement building situated on a quiet cobbled street in Dalry, 2/9 Springwell Place is an exceptionally spacious top floor flat'

- Quiet Top Floor Position
- Open Plan Living / Dining / Kitchen
- Double Bedroom
- Home Office / Box Bedroom / Walk-in Wardrobe
- Modern Shower Room
- Gas Central Heating & Double Glazing
- Excellent Local Amenities
- Close to City Centre



#### Description

Forming part of a traditional Edinburgh tenement building situated on a quiet cobbled street in Dalry, 2/9 Springwell Place is an exceptionally spacious top floor flat. Positioned to the rear of the building, the property is particularly quiet and enjoys a pleasant outlook. Located in bustling Dalry, this property is minutes from Haymarket Train Station and within easy walking distance of the city centre.

Entered through the well-maintained communal stair via a secure door entry system, the accommodation comprises: entrance hall; living room with shelved press and feature electric fireplace; well-equipped kitchen

separated from the living room via a breakfast bar with integrated electric oven, gas hob, and freestanding fridge and washing machine; expansive double bedroom with press cupboard; sizeable box room off the bedroom which could be utilised as a spare box-bedroom, home office or walk-in wardrobe; and contemporary shower room with glass enclosure and fitted storage. Further benefits of this property include gas central heating, double glazing, original stripped wood flooring throughout (with the exception of the shower room), and original wood internal doors.

Externally, there is a shared rear garden and zoned permit parking to

the front of the building.

#### Extras

Extras to be included are the curtains in the bedroom and kitchen appliances.

#### EPC Rating

The energy efficiency rating of this property is band C.

#### Council Tax

This property is subject to council tax band B.

#### Viewing

Viewing is by appointment only. Please contact our office to arrange a suitable time.









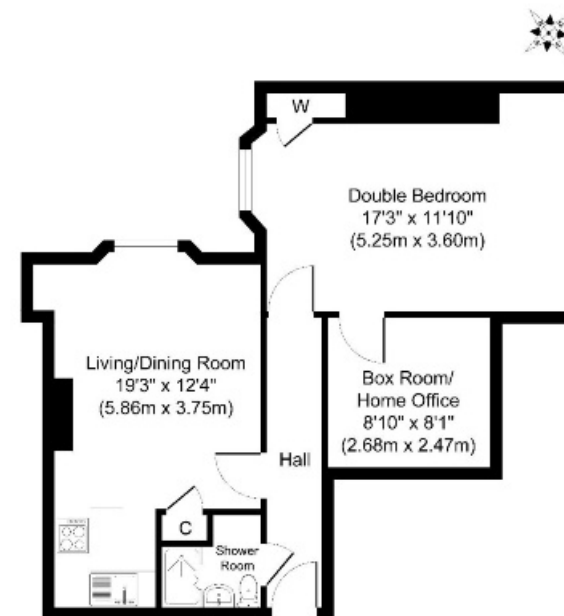
# CURRAN & CO PROPERTY

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**Top Floor**  
**Approximate Floor Area**  
**573 sq. ft**  
**(53.00 sq. m)**

## Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.