



Solicitors & Estate Agents



Offers Over

£170,000

2/9 Dalgety Road

Meadowbank | Edinburgh | EH7 5UJ

A charming and tastefully presented second floor flat, forming part of a handsome period terrace and located within easy reach of the city centre, in the popular Meadowbank area of the capital.

 1 bedroom plus study

 1 public room

 1 bathroom

 On-street free parking

 Shared garden

 EPC rating – D

 Council tax band- B



Description

The internal accommodation is accessed via secure entry and briefly comprises: well proportioned reception/dining room with sanded and varnished floorboards, coving/ceiling rose and a walk in storage cupboard, kitchen decorated in a contemporary style and fitted with a variety of sleek modern units, with splash back and a range of built-in appliances, good sized double bedroom with wood flooring and a sunny south facing outlook over the communal garden, versatile box bedroom with window which is currently being used as a home office and benefits from fixed storage, stylish shower room with two piece white suite and marble effect tiled shower enclosure.



Extras

All integrated appliances, white goods, blinds, the chest of drawers in the reception room and the bookcase in the box bedroom, will all be included.

Gardens and Parking

There is a well kept lawned garden to the rear of the building, with drying facilities and a southerly facing aspect. Free on-street parking is available on Dalgety Road and some of the neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is situated in the popular Meadowbank district of the city which is approximately two miles east of Edinburgh City Centre and within easy walking distance of Holyrood Palace and the Royal Mile. The area has a good choice of leisure and shopping facilities at both Meadowbank Sports Centre and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat within close proximity of the property with the iconic Portobello beach just a short bus journey away. Many of central Edinburgh's fantastic array of attractions, art galleries, restaurants and the impressive St James Quarter, are within close proximity, together with Edinburgh City Bypass and Edinburgh Waverley train station.





Approx. Gross Internal Floor Area 47.56 Sq M / 512 Sq Ft.
Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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