



Solicitors & Estate Agents










Offers Over

**£220,000**

# 15 Dalgety Street

Meadowbank | Edinburgh | EH7 5UN

A generously proportioned and rarely available main door flat, enjoying a central high amenity location, in Edinburgh's vibrant Meadowbank area.

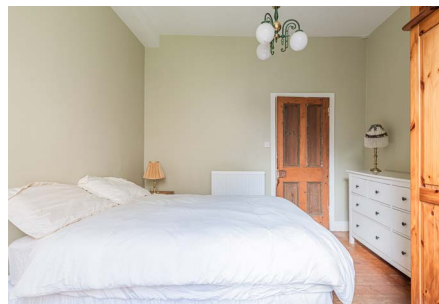
-  2 bedroom
-  1 public room
-  1 bathroom
-  On-street free parking
-  Private front garden
-  EPC rating – D
-  Council tax band – C



## Description

The property would now benefit from a degree of modernisation/upgrading in places and offers an excellent opportunity to create an individually designed home, within easy travelling distance of the city centre.

The accommodation is accessed via a small private garden/ main door and briefly comprises: extensive hallway with box room and utility cupboard off, comfortable front facing reception room with attractive focal fireplace, coving to ceiling and dining recess, kitchen fitted with a variety of base and wall mounted units, generously proportioned principal bedroom with views over the communal garden, second rear facing double bedroom with built-in storage, and bathroom with tiling to splash areas, three piece white suite and over-bath shower.





## Extras

The property will be sold as seen, with all integrated appliances, fitted carpets, fixtures and curtain poles included.

## Gardens and Parking

There is a small paved private garden to the front of the property together with an extensive shared lawned garden to the rear. Ample unrestricted on-street parking is available on Dalgety Street and some of the neighbouring roads.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

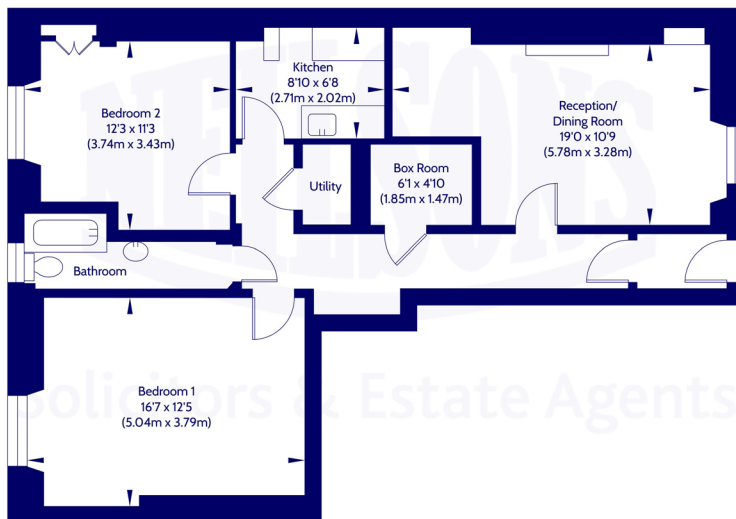
The property is situated in the popular Meadowbank district of the city which is two miles (approx.) to Edinburgh City Centre and within easy walking distance of Holyrood Palace and the Royal Mile. The area has a good choice of leisure and shopping facilities, Meadowbank Sports Centre and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a variety of popular retailers. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are close at hand together with Portobello beach and its iconic promenade. Many of central Edinburgh's 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 79.19 Sq M / 852 Sq Ft.

### Ground 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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