





Welcome

Welcome to Dalgety Avenue. This charming two-bedroom ground floor flat forms part of a traditional tenement building, featuring secure entry and shared communal gardens to the rear. The property offers bright and spacious accommodation, well-suited to a first-time buyer, small family, or investor. Dalgety Avenue is ideally located in the popular Meadowbank area of Edinburgh, close to a wide range of local amenities and excellent transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living room.
- Rear facing kitchen.
- Two double bedrooms.
- Bathroom presented as a shower room comprising WC, wash hand basin and shower cubicle.
- Gas central heating.
- Double glazing.
- Shared communal garden to the rear.
- Permit and metered parking available.





Meadowbank

The ever-popular Meadowbank area of Edinburgh lies to the east of the city centre and offers an excellent range of shopping and local amenities. The impressive Meadowbank Retail Park is just a short walk away and hosts many high street retailers, including a large Sainsbury's supermarket. The east end of Princes Street is easily accessible by bus, offering a wide selection of leisure and recreational facilities. Holyrood Park is also nearby, providing beautiful green space and walking trails. An efficient public transport network serves the area, offering connections to most parts of the city and beyond. The city bypass and main motorway networks are also within easy reach, making this an ideal location for commuters.

Extras

Integrated kitchen appliances, curtains, and fitted floor coverings are included in the sale.



Get in touch

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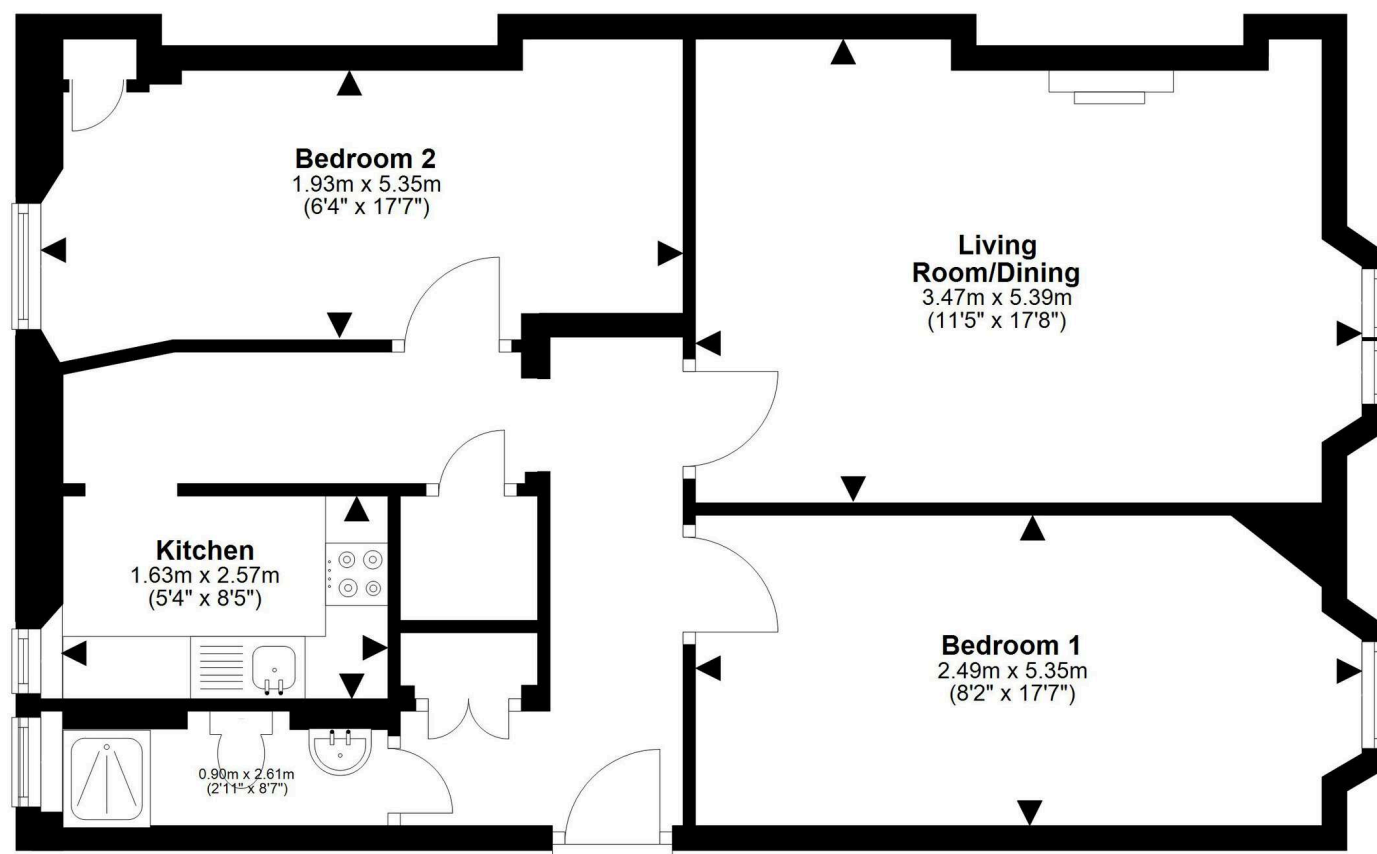
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.