



33/6 Dalgety Road, Edinburgh

Offers Over £195,000





Meadowbank is a short distance to the east of the city centre. Locally, there is a wide choice of amenities including shops, a Post Office and bank. Meadowbank Retail Park offers further shopping, including a Sainsbury's supermarket, high street retailers and coffee shops/ eateries. Leith and Portobello are also nearby, offering idyllic walks, plentiful eateries, pubs and cafes. Recreation is catered for with tennis and squash clubs nearby and Meadowbank Sports Centre. Schooling is served by nursery to senior level in both public and private sectors. The Royal Mile and Scottish Parliament are within approximately a quarter of a mile from the flat. Recreational facilities include walks in Holyrood Park and hiking Arthurs Seat which offers scenic panoramic view over Edinburgh's city centre. An excellent public transport system operates throughout the city and the city bypass and motorway network are easily accessible.

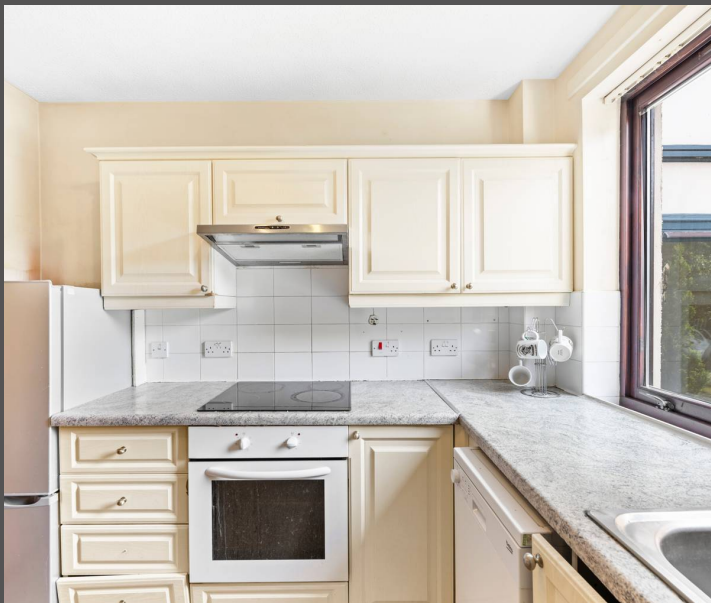
Introducing a fantastic opportunity to acquire a two-bedroom flat in the highly sought-after Meadowbank area. This chain-free purchase boasts two generously sized double bedrooms, ideal for a growing family or as a second bedroom for guests. The property features a modern family bathroom for added convenience. Enter into a bright and welcoming lounge area, perfect for relaxing with loved ones. The fully fitted kitchen provides ample space for culinary enthusiasts to whip up their favourite meals. Situated on the third floor of a well-maintained factored development, residents can enjoy the comfort of electric heating throughout. Furthermore, private residents parking is conveniently supplied by the factor. With ample storage options strategically placed throughout the property, keeping your living

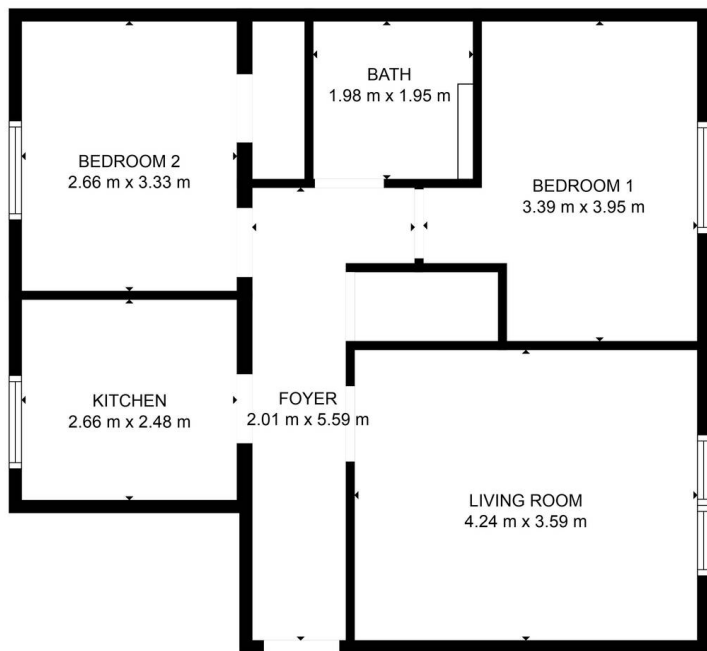
33/6 Dalgety Road

Edinburgh, Edinburgh

- Two Bedroom Flat In The Popular Medowbank Area
- Chain Free Purchase
- Two Double Bedrooms
- Family Bathroom
- Bright And Welcoming Lounge Area
- Fully Fitted Kitchen
- Third Floor In A Factored Development
- Electric Heating
- Private Residents Parking Supplied By Factor
- Ample Storage Throughout

Bright and spacious 2-bed flat in sought-after Medowbank area. Third-floor in well-maintained development. Modern comfort, welcoming lounge, fully fitted kitchen, 2 double bedrooms, family bathroom with corner shower, electric heating, ample storage, private parking. Easy access to amenities. Perfect blend of modern living with comfort and convenience. Ideal for growing families or young professionals. Contact us for viewing.





TOTAL: 59 m²
FLOOR 1: 59 m²
WALLS: 5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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