



8 1F2 Dalgety Avenue

Edinburgh, EH7 5UE



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35sqm

EPC

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AS Anderson
Strathern

8 1F2 Dalgety Avenue

Edinburgh, EH7 5UE

Positioned in the vibrant Meadowbank area of east Edinburgh, this appealing first-floor tenement flat offers 35sqm of living space. With its convenient location and potential for modernisation, this property would be perfect for first time buyers, investors, and anyone seeking a comfortable urban home.

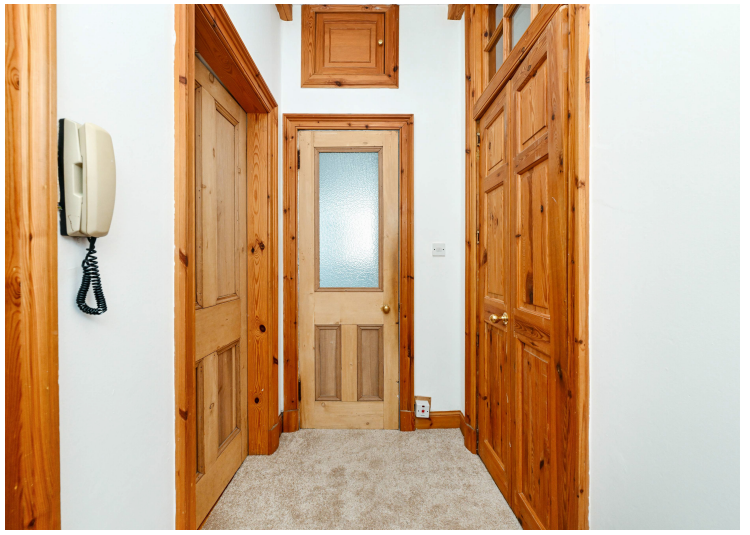
Upon entry to the property, you will find a welcoming entrance hall that leads into a semi open-plan south-facing living room and kitchen. A comfortable bedroom with ample storage and a stylish shower room complete the layout.

Access is via a shared hallway, and residents enjoy access to a communal rear garden enclosed by a boundary wall. The flat benefits from double glazing throughout and is efficiently heated by a gas-fired boiler housed in the living room cupboard, making it a practical and inviting home in a sought-after city location.

Property features

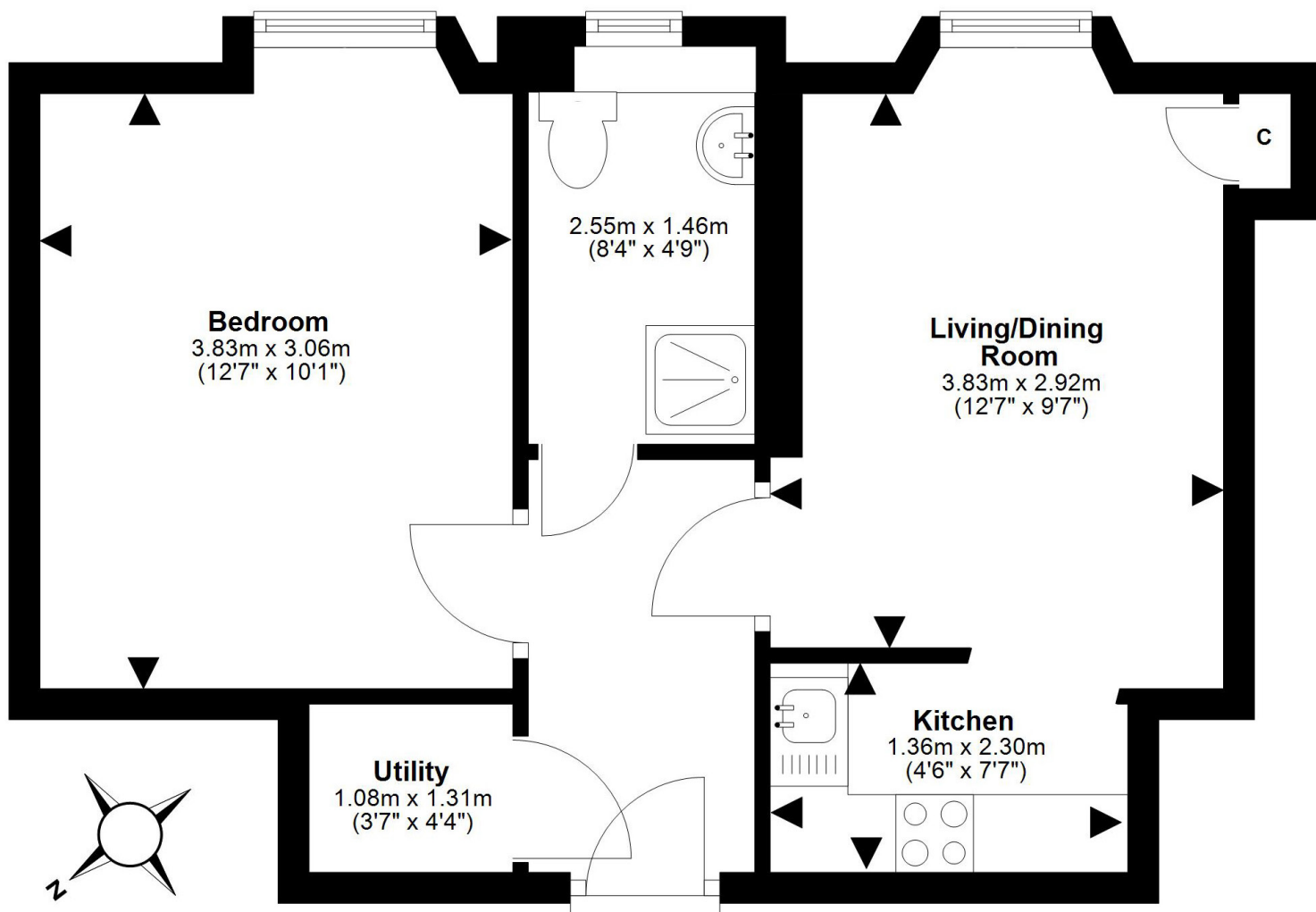
- Desirable location
- Investment opportunity
- Great potential
- Double glazing
- Gas central heating
- Communal garden ground





Location

Meadowbank lies a short distance to the east of the city centre. There are excellent local shops nearby which cater for everyday needs, the retail outlet at Meadowbank Retail Park include a large Sainsbury's food store and Princes Street is just a short distance away. Providing further amenities is the Omni Centre and St James' Quarter. Holyrood Park is literally on the doorstep where pleasant walks and fantastic views from the top of Arthur's Seat can be enjoyed. Regular bus services provide ease of travelling in and around the surrounding area.



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.

Extras

The items included in the sale of the property are the bedroom wardrobes, carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band B

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at 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 Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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