

# 20/3 Downfield Place

DALRY, EDINBURGH, EH11 2EL



*Spacious One Bedroom Flat in  
Edinburgh's Sought after Dalry Area*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

McEwan Fraser Legal is delighted to present this one-bedroom ground-floor flat in Edinburgh's popular Dalry Area.

# THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which offers various possibilities for freestanding furniture arrangements.
- Fully equipped kitchen which is situated in the open plan living area and has an electric hob, fan oven and freestanding white goods.

# THE KITCHEN





- There is a separate WC and shower room in the property. Both are accessed off the hallway and make the most of the space on offer.
- The flat has one generously double bedroom which comes with integrated wardrobes and offers options for freestanding furniture.

## THE SHOWER ROOM



# THE BEDROOM

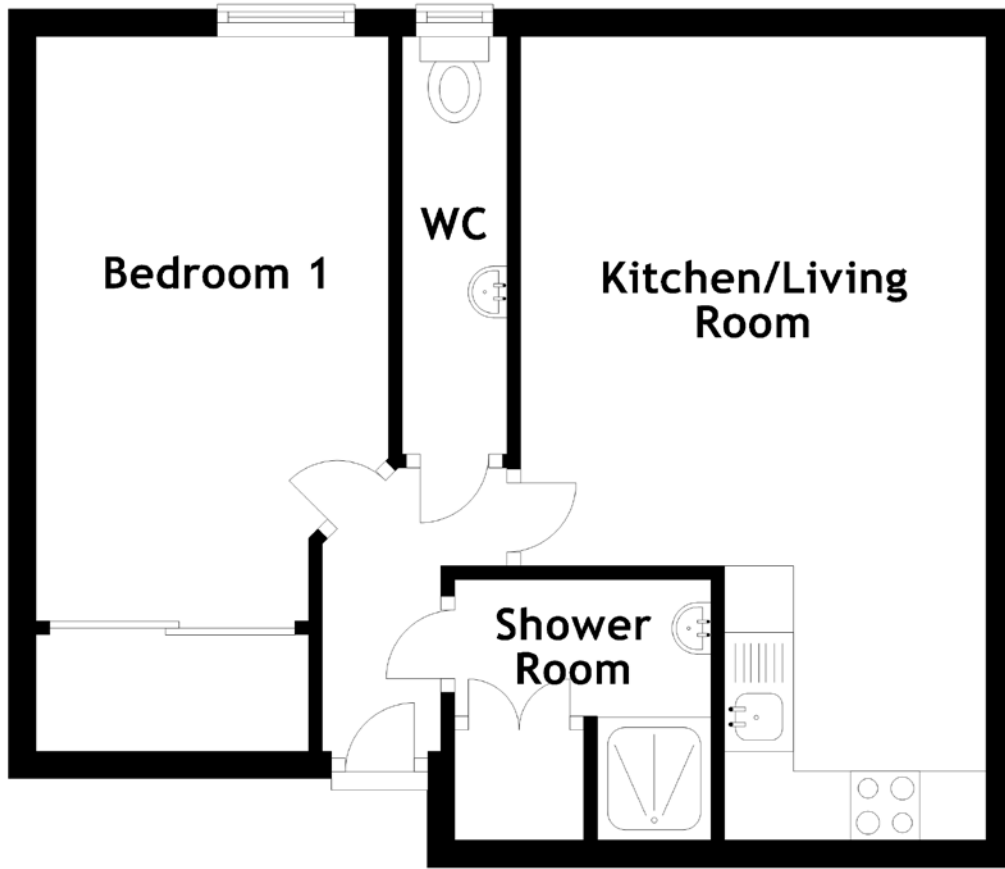


In addition, the property includes on-street resident parking, double-glazed windows and gas central heating. The flat would be an excellent first-time buy with local investment increasing at all times and also the proximity to the city centre, In addition, the flat would serve well as a downsize or a buy-to-let investment.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



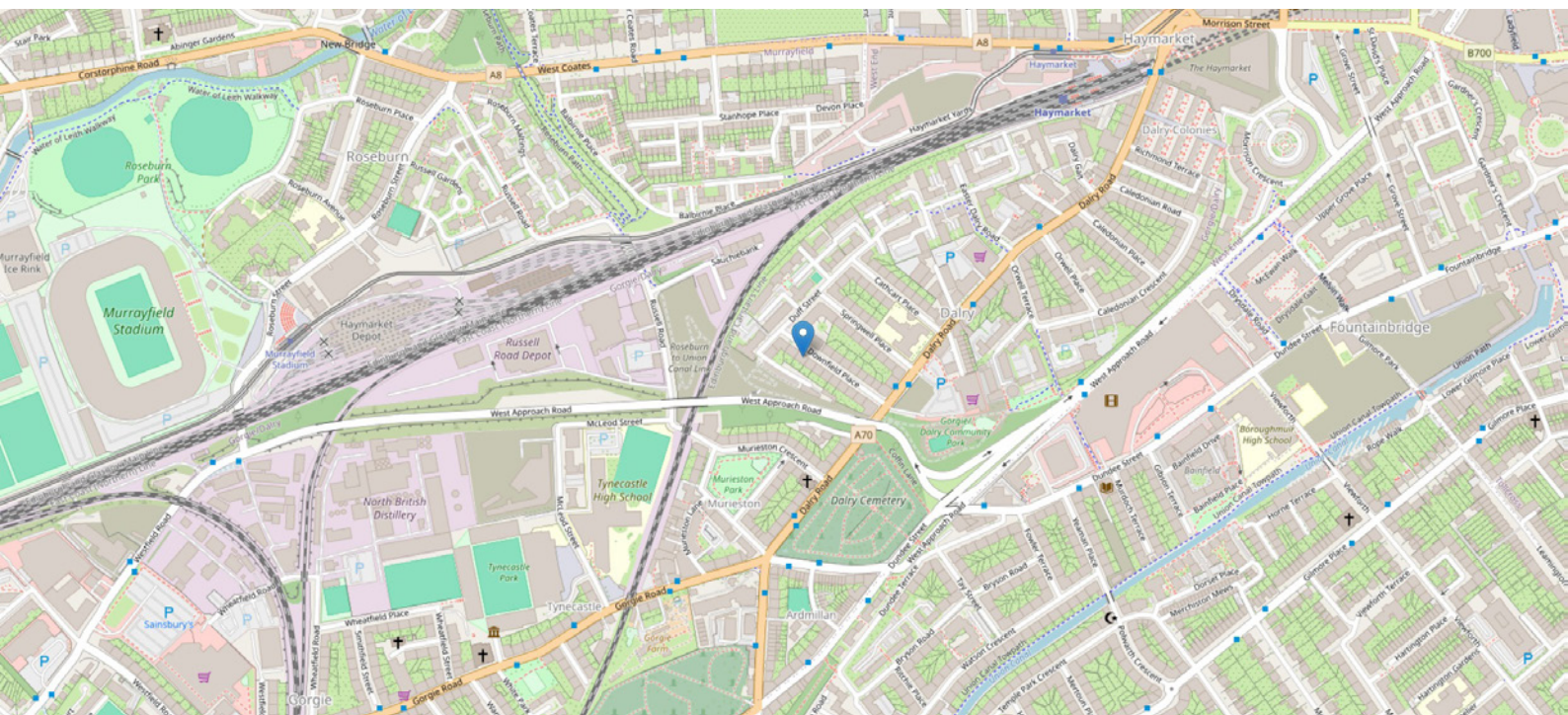
Approximate Dimensions  
(Taken from the widest point)

Kitchen/Living Room      5.83m (19'2") x 3.38m (11'1")  
Bedroom 1                    3.61m (11'10") x 2.56m (8'5")

WC  
Shower Room

3.03m (9'11") x 0.76m (2'6")  
1.89m (6'2") x 1.86m (6'1")

Gross internal floor area (m<sup>2</sup>): 36m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

Dalry is one of the city's most popular residential districts, lying just beyond the West End and within walking distance of Princes Street.







There are local post office services with a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only 3 or 4 minutes away using one of the many and frequent bus services offered, while Haymarket Railway Station and the long-awaited tram line are virtually on the doorstep.

It is also worth noting the close proximity to Dalry Swim Centre and a short walk through a vennel takes you to Fountain Park, which houses a multi-screen cinema complex and fitness centre.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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