



26/4 Springwell Place

DALRY | EDINBURGH | EH11 2HY



MURRAY
BEITH
MURRAY





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26/4 Springwell Place is a well-presented ground floor flat situated in the popular Dalry district, within easy reach of the city centre. The property forms part of a traditional tenement building and is conveniently located for a variety of local amenities as well as excellent public transport links.

Entrance hall; bright living room with views to the rear garden; open plan kitchen with a range of wall mounted and floor standing units, appliances and breakfast bar; double bedroom with built-in-wardrobe; shower room with white three-piece suite.

Well maintained communal rear garden with lawn and mature trees.

Permit (S4) and metered parking on the surrounding streets.

Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".

The Scottish Conveyancers Forum guidance indicates that is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors.

Murray Beith Murray | 3 Glenfinlas Street | Edinburgh | EH3 6AQ

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The following note is of crucial importance to intending viewers and/or purchasers of the property.

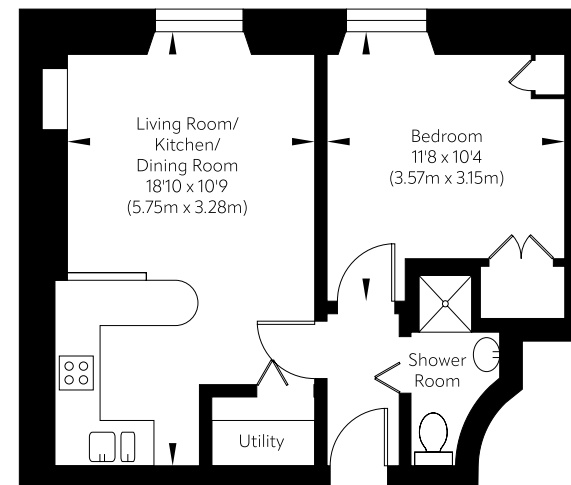
1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.



Approx. Gross Internal Floor Area 35.81 Sq M / 385 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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Location

Dalry is extremely conveniently located for those wishing to commute into the city centre as well as being within easy reach of the Clydesdale Bank Plaza, the EICC and the financial institutions based on Lothian Road together with both the Scottish Widows and Standard Life headquarters. Charlotte Square, Princess Street, the vibrant and atmospheric Old Town and the rejuvenated Lochrin Basin Canal are all easily accessible, providing a wide range of amenities, shops, bars and restaurants. There is a Sainsbury Superstore off Westfield Road and numerous local shops and services for everyday needs. The property is also conveniently located for the Water of Leith and Union Canal walkways, providing pleasant walks and cycle routes. Public transport is well represented with Haymarket train station, Haymarket tram stop and regular bus services to and from the city centre from Dalry Road. The city bypass is easily accessible, providing access to Edinburgh Airport and the major road networks of central Scotland.