



9 (1F2) Dalgety Avenue
MEADOWBANK | EDINBURGH | EH7 5UF


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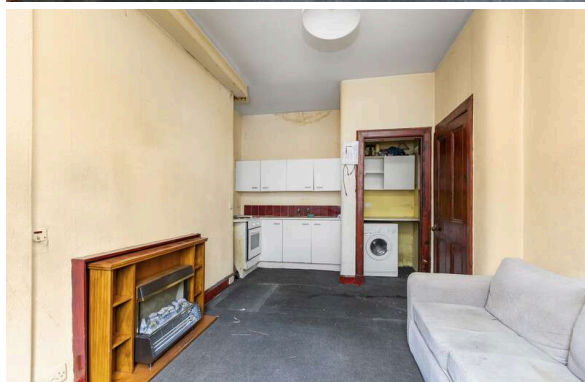
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Set in the heart of Meadowbank, moments from Arthur's Seat, excellent amenities and quick transport links is this bright first floor apartment. Now in need of modernisation this property has the potential to make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, open plan lounge/kitchen with utility cupboard, large double bedroom and the flat is completed by a shower room.

- Heart of Meadowbank location
- Now in need of modernisation
- Welcoming hallway
- Bright open plan lounge/kitchen
- Large double bedroom
- Shower room
- Close to Arthur's Seat

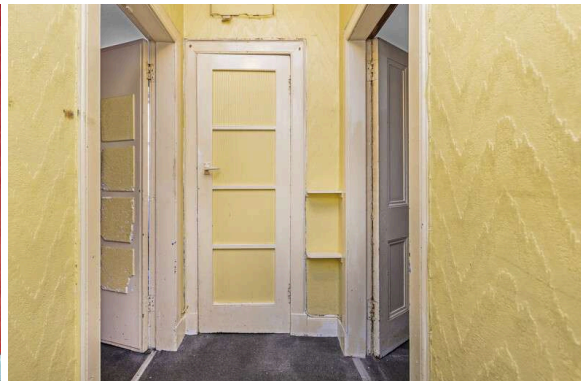
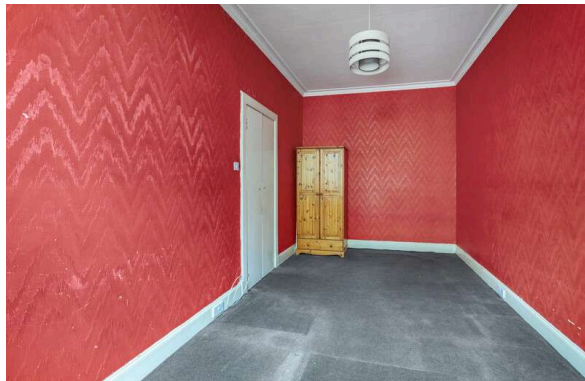


All items included. EPC Rating D.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

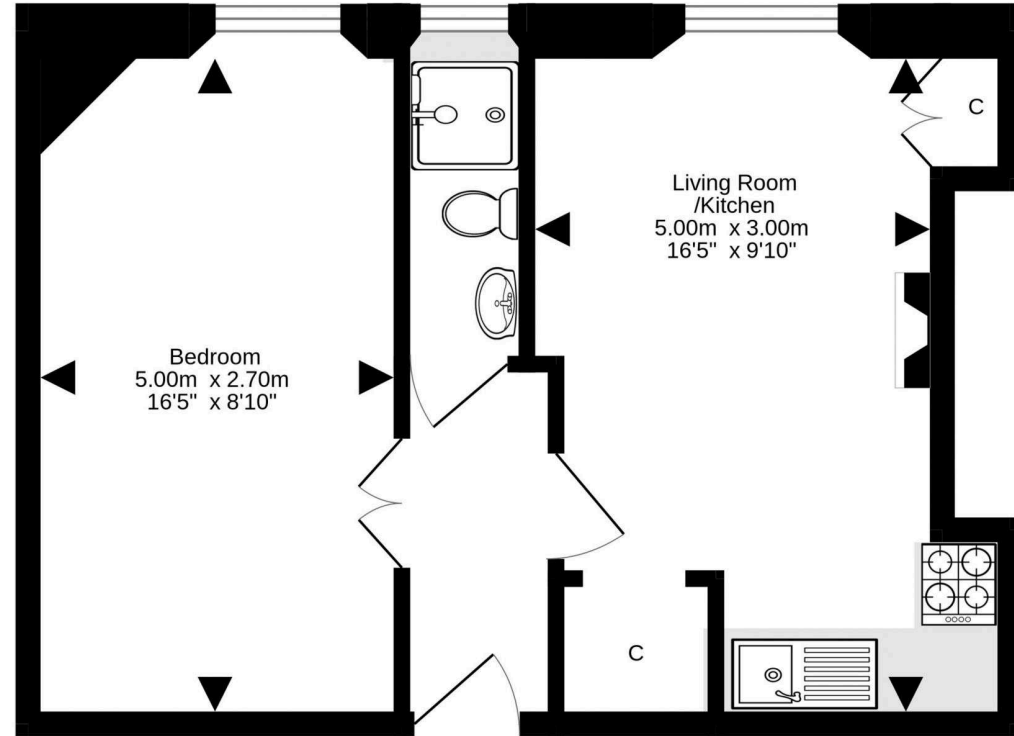


The highly sought-after Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including the impressive Meadowbank Retail Park, home to Sainsbury's. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities can be found and Holyrood Park is close-by. The exciting new St James Quarter at the east end boasts a variety of high-end shops and eateries. The new Meadowbank Sports Centre is only a short walk away. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





Shower Room
2.40m x 0.90m
7'10" x 2'11"



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