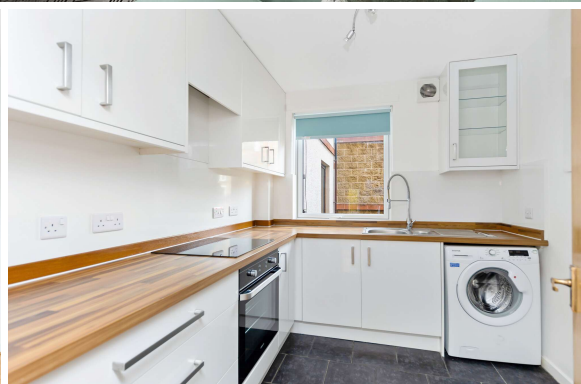




33/3 Dalgety Road
MEADOWBANK | EDINBURGH | EH7 5UH


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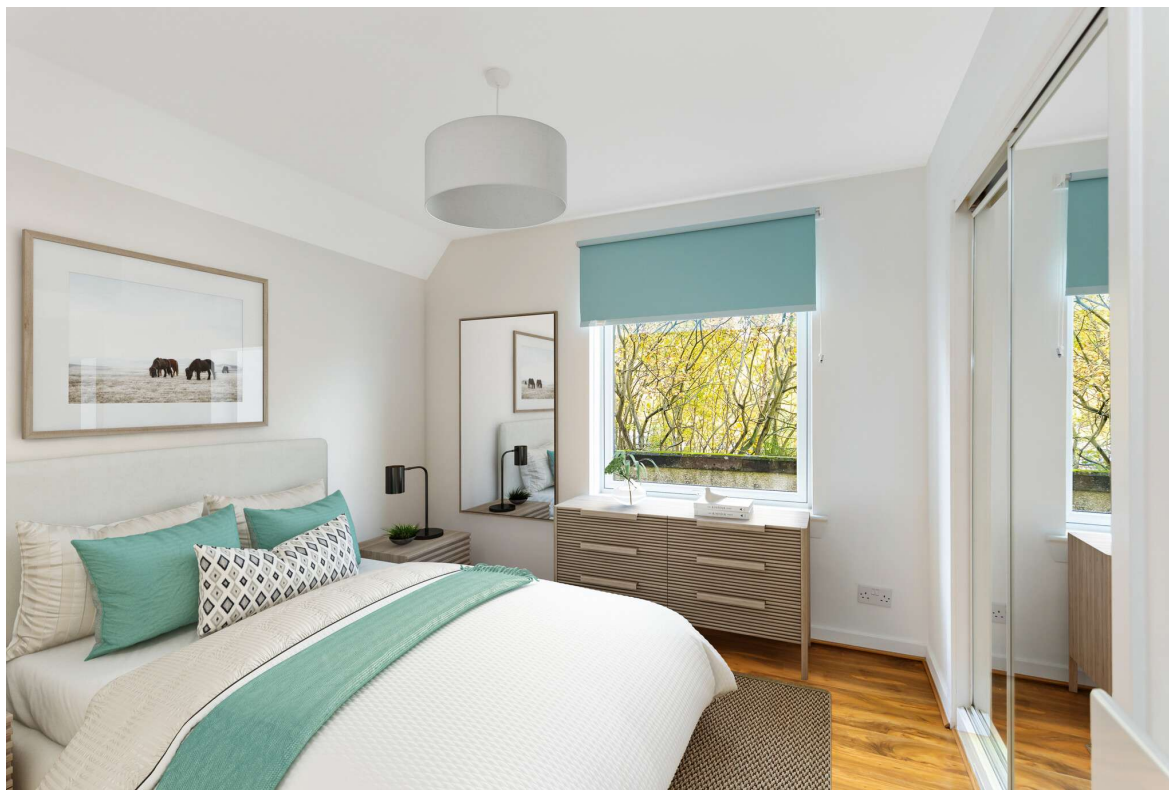
Nestled on a quiet, tree lined street in the heart of Meadowbank, moments from Arthur's Seat, the new state of the art Meadowbank Sports Centre, Sainsbury's and quick transport links is this spacious ground floor apartment. Boasting manicured communal grounds and an allocated parking space the property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright twin windowed lounge, a contemporary kitchen with attractive units, two well-proportioned double bedrooms (one with built-in mirrored wardrobe) and the flat is completed by a stylish bathroom with shower over bath.

- Quiet setting close to shops, Arthurs's Seat and quick access to city centre
- Allocated parking space and manicured communal grounds
- Welcoming hallway with deep storage cupboard
- Bright twin windowed lounge
- Contemporary kitchen
- Two large double bedrooms
- Stylish bathroom with shower over bath
- Double glazing
- Electric heating

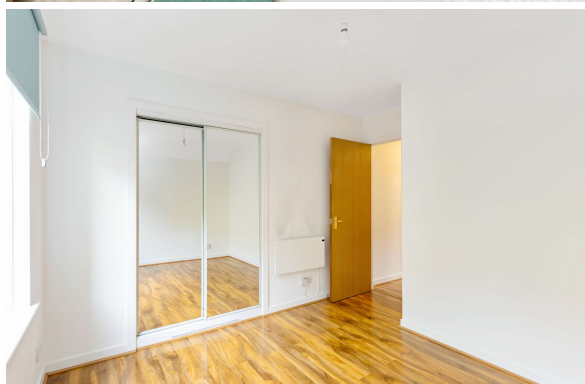
Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.

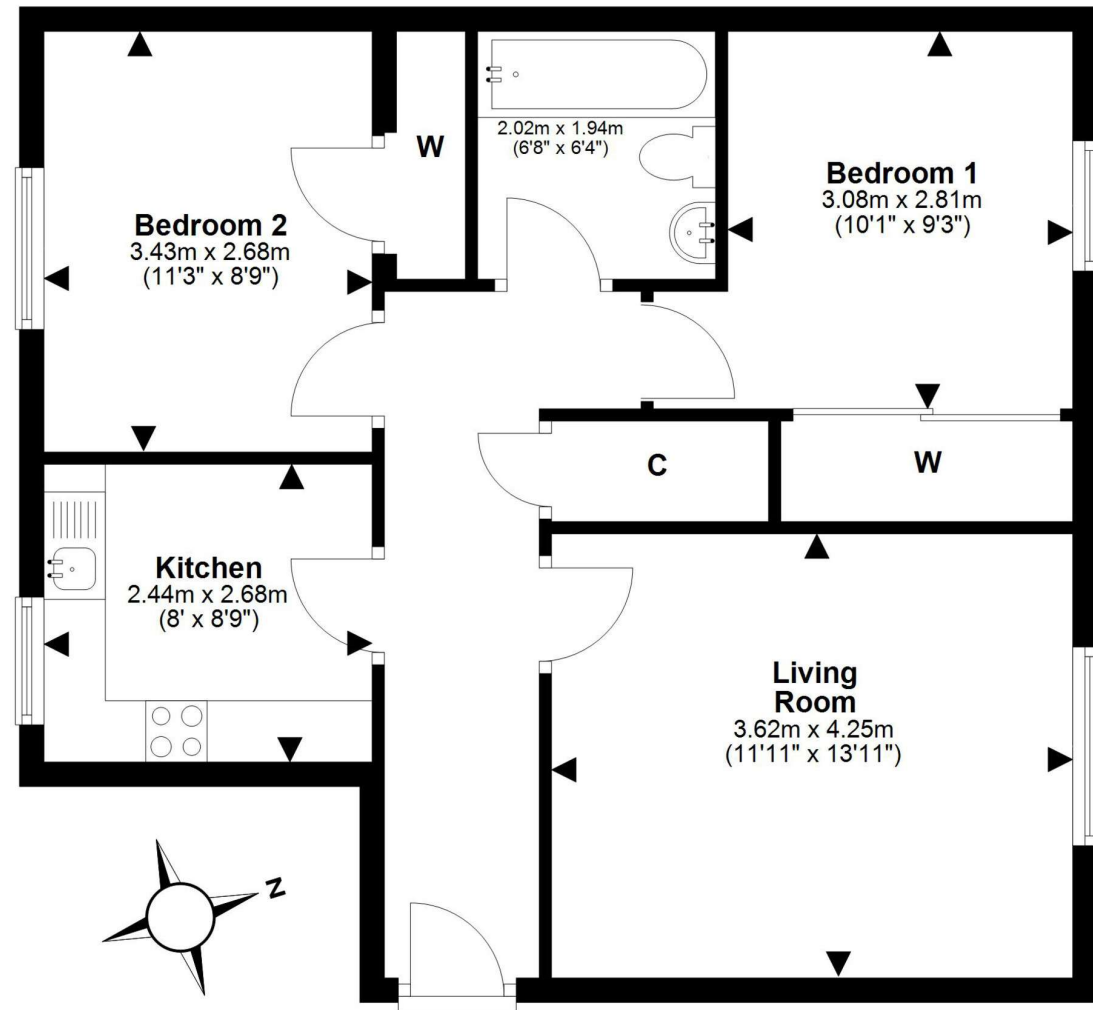
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The ever popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including Meadowbank Retail Park, home to Sainsbury's, Lidl and B&M Home Store. 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 the green open space of Holyrood Park is close-by. The refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.

Energy rating E, Council tax band D. Factor is managed by Charles White and costs around £600 per year and this covers, communal electricity, development maintenance, communal ground maintenance and stair cleaning etc. Extras included in this sale will be the fridge-freezer, washing machine, tumble dryer and blinds.





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.