

COULTERS<sup>©</sup>

# 27/1 SPRINGWELL PLACE

DALRY, EDINBURGH, EH11 2HX

 1 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE







Quite simply, 27/1 Springwell Terrace is a charming flat. Beautifully presented and most engaging, this lovely ground floor flat forming part of a traditional stone built Victorian tenement is an extremely attractive home that we would highly recommend viewing.



The flat offers well proportioned accommodation with a delightful outlook to the tidy rear communal garden. Opening from a shared hall and stair, the front door leads to a hall with coat hooks, a storage cupboard and attractive wood flooring. The flooring is continued through to the bright living room, a stylish, comfortable space with traditional high ceilings and a press cupboard.



## KEY FEATURES

-  Charming ground floor tenement flat.
-  A beautifully presented double bedroom.
-  Well maintained shared rear garden.
-  On street permit holder parking.
-  Situated in the popular area of Dalry.
-  Excellent local amenities nearby.





A practical kitchen is located in the recess, fitted with wall and base mounted cabinetry, worktops and an integrated electric hob, oven and extractor hood.

A calming, roomy double bedroom is also situated to the rear of the building, also with views to the shared garden. A shower room with large shower cabinet, WC and wash hand basin completes the accommodation.

Heating and hot water is provided by gas central heating and there is double glazing. The shared garden is accessed via the communal stair and residents permit holder parking is available on the street outside.



## THE LOCAL AREA

Located between Gorgie and Haymarket, Dalry is perfectly positioned for accessing Edinburgh's Financial District and the West End. Haymarket Railway Station with the tram link to Edinburgh International Airport is within a ten-minute walk and regular bus services take you into the West End and the City Centre. Dalry has a vast array of local retailers including pharmacies, convenience stores and takeaways. There is also a Lidl supermarket and Co-op Food store, both within a five-minute walk. Dalry Swim Centre has a pool, gym and fitness classes and Fountain Park, located close to the area, has a Cineworld, ten pin bowling and a variety of other activities and restaurants.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

## GET IN TOUCH



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## Springwell Place, EH11 2HX



SquareFoot

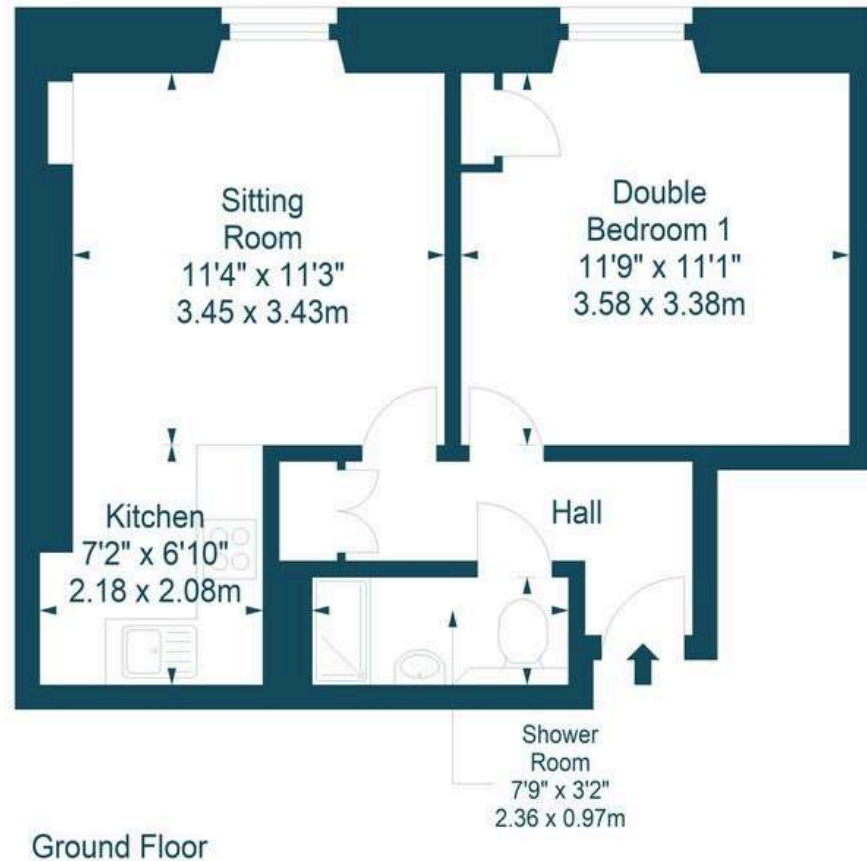


Approx. Gross Internal Area

407 Sq Ft - 37.81 Sq M

For identification only. Not to scale.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.