

COULTERS[©]

2/10 DALGETY ROAD

MEADOWBANK, EDINBURGH, EH7 5UJ

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated on the top floor of a traditional Edinburgh tenement, this bright and airy flat effortlessly combines classic period character with contemporary comfort. With generous room proportions, high ceilings, and abundant natural light, it offers a welcoming and stylish home in the heart of Meadowbank.

KEY FEATURES



Bright top floor tenement flat.



Two double bedrooms.



Well maintained rear garden.



On street permit parking.



Within walking distance of Holyrood Park.



Excellent local amenities nearby.

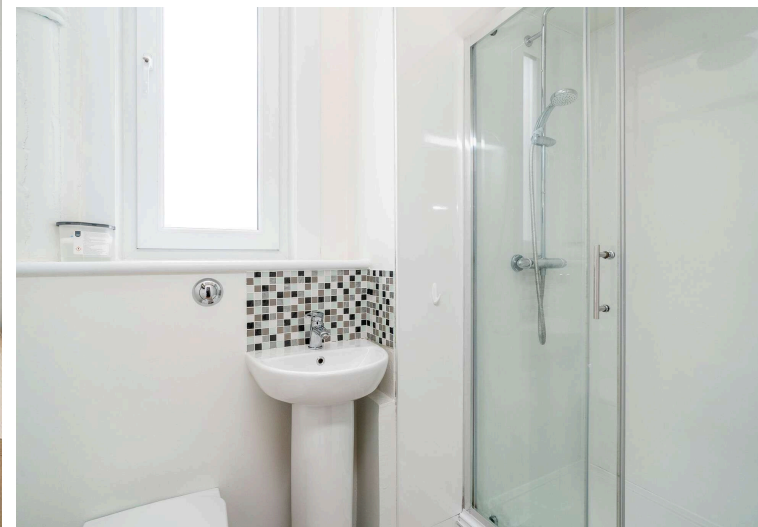


EPC Rating - D



Council Tax Band - B





The flat features two generous double bedrooms and a beautifully designed open-plan sitting room and kitchen. The sitting area is enhanced by an electric fire, creating a cozy focal point, while the open layout ensures a natural flow between cooking, dining, and relaxing.

High ceilings and large windows fill the space with natural light, enhancing the sense of warmth and openness throughout. The the piece shower room completes the accommodation Residents also enjoy access to well-maintained communal gardens at the rear.



THE LOCAL AREA

Meadowbank is a popular, high amenity located to the east of Edinburgh's City Centre. The area lies adjacent to Holyrood Park and Arthurs Seat which provide a vast array of walking trails. Nearby Lochend Park offers a gorgeous lake and a children's playground.

Meadowbank Retail Park houses a Sainsbury's supermarket and there are a variety of independent shops and cafes in nearby Abbeyhill and Easter Road. The state-of-the-art Meadowbank Sports Centre offers a gym and sport pitches and numerous fitness classes.

Regular buses run along London Road west towards the City Centre and east towards Portobello. By car both locations are approximately ten minutes away.

EXTRAS

All blinds, light fittings, fitted flooring and white goods are included in the sale price. All furniture is available by negotiation.

HOME REPORT VALUATION: £195,000



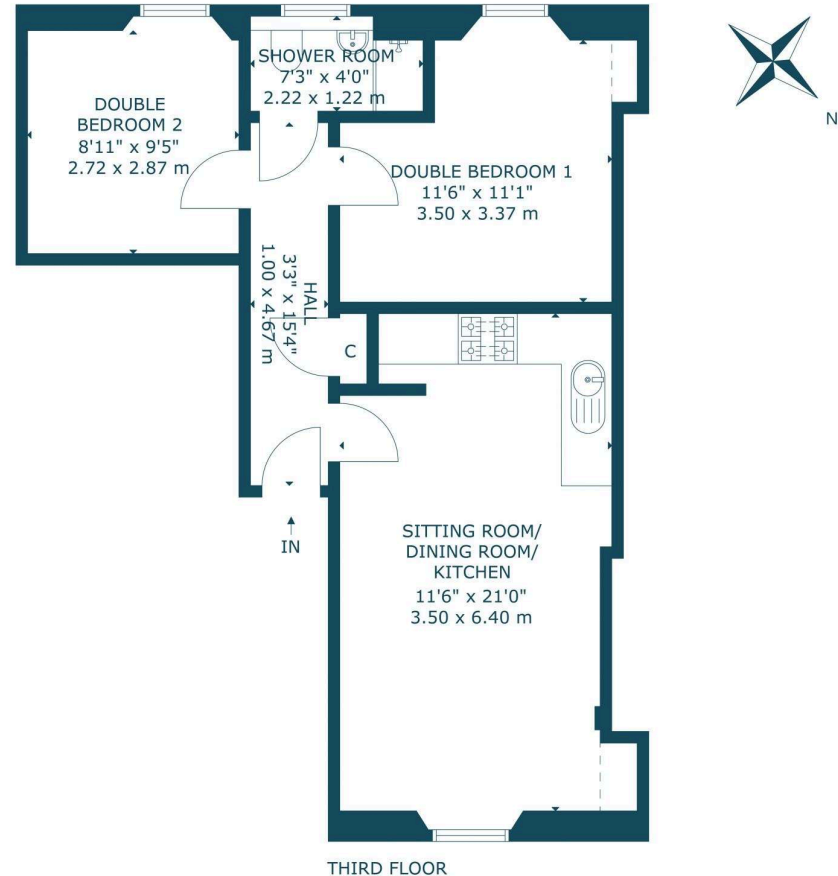
www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 552 SQ FT / 51 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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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.