



19/5 Springwell Place  
DALRY | EDINBURGH | EH11 2HZ

  
**warner's**  
solicitors & estate agents





## 19/5 Springwell Place

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Bright traditional one bedroom first floor flat in highly desirable Dalry, just a short walk from Haymarket train station and Edinburgh's fashionable West End. This generously sized gable end City Centre property enjoys bright and airy rooms, as well as good storage and security entry. Given its prime location, this property will appeal to first time buyers, city professionals, and investors alike. Further benefits on offer are double glazing and gas central heating, and externally a shared rear garden and residents' permit on street parking to the front.

- Bright and spacious flat in central location
- Gable end property forming part of a traditional tenement
- Sought after location in popular Dalry
- Entrance hallway with large storage cupboard and security entry phone
- Front facing living/dining room with Edinburgh press
- Fitted kitchen with window
- Double bedroom
- Bathroom with electric shower over bath
- Gas central heating and double glazing
- Large communal garden
- Residents' on street permit parking (Zone S4)

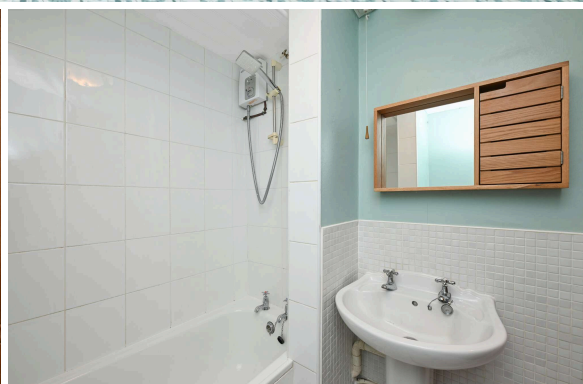
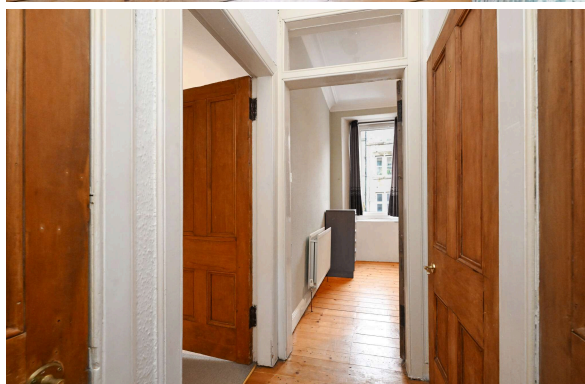
Energy rating C, Council tax band B. There is no factor associated with this property.

Extras included in this sale will be all light fittings, fridge, oven, washing machine, curtains and bed frame.

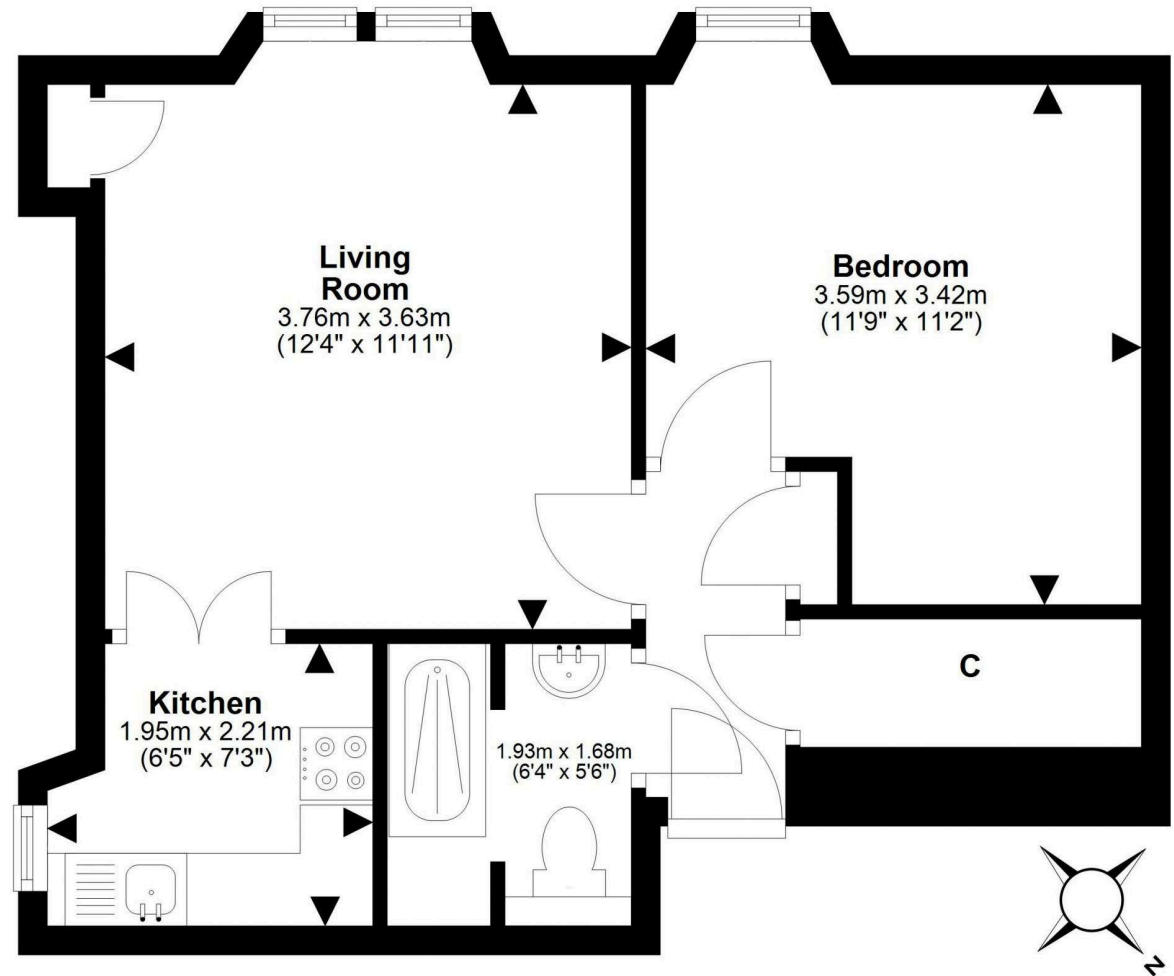
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Dalry is a popular and established residential area, situated within easy walking distance of the West End of the City Centre. There is an excellent range of local shops, supermarkets, restaurants and coffee shops to be found on Dalry Road and adjoining Gorgie Road. Edinburgh's fashionable West End offers a more extensive range of amenities. The flat is also located close to Fountain Park Leisure Complex where there is a multiplex cinema, bowling alley and several restaurants. Haymarket railway station is within walking distance and an efficient bus service operates from the main road to other parts of the city and surrounding areas. There are good road links to the City By-pass and Edinburgh International Airport.







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.