



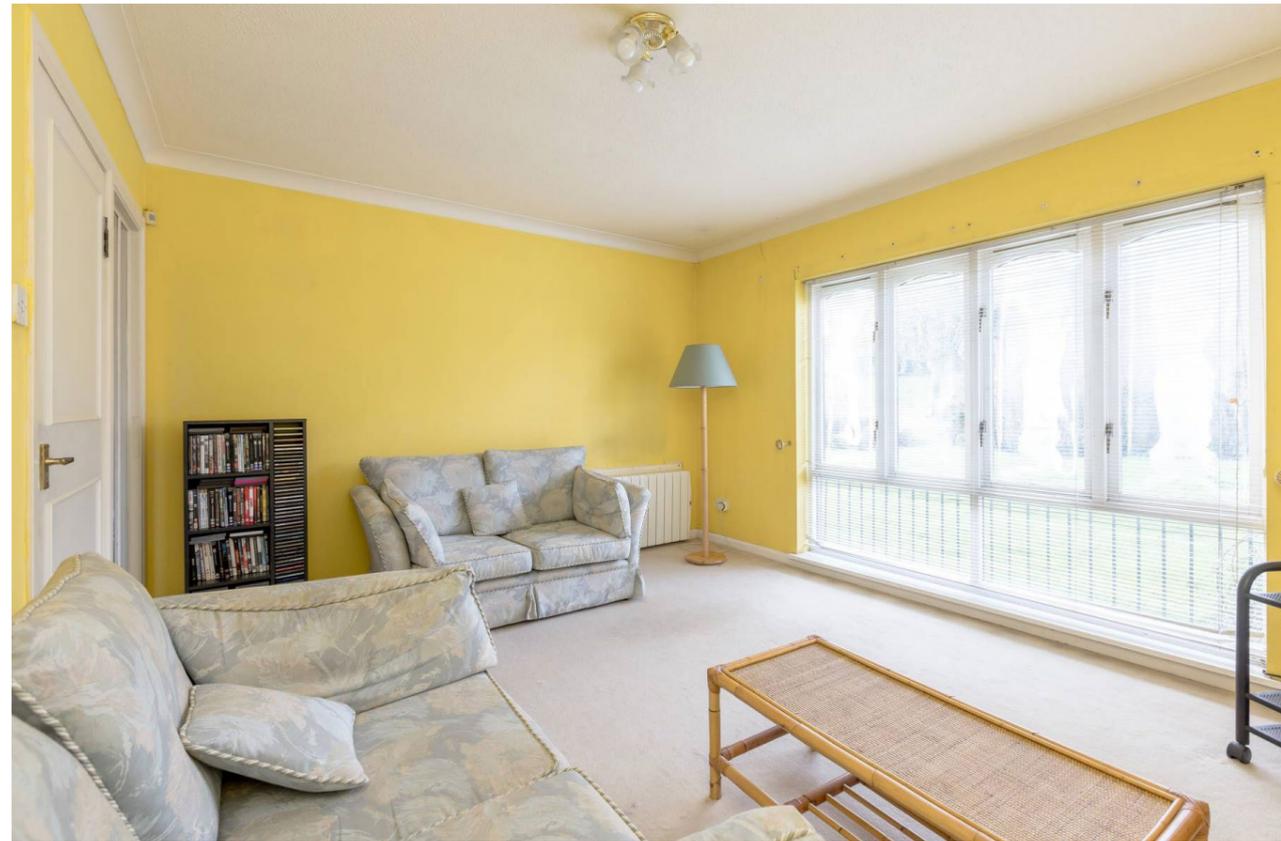
50/1 Dalmeny Road,
Trinity, Edinburgh, EH6 4QY

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Good-sized living room overlooking rear of property.
- Breakfasting kitchen with appliances & storage.
- Double bedroom with fitted bedroom furniture.
- Further double bedroom with storage.
- Shower room.
- Electric heating.
- Double glazing.
- Alarm.
- Well-maintained communal grounds.
- Allocated parking space at front of building.



GENERAL DESCRIPTION

A ground floor flat part of an established development in the highly regarded Trinity district of the city. The property is a short journey to the north of Edinburgh City Centre and close to an excellent range of local amenities and would be ideal for somebody downsizing and looking to stay in the area or perhaps for a first-time buyer. The property is in need of modernisation, redecoration but offers excellent potential for any purchaser.

FACTORING NOTE:

The development is factored by Ross + Liddell with a charge of £867 per annum. This covers the maintenance of all the communal areas and also the block's building insurance.

COUNCIL TAX BAND

D.

TRAIN STATION

APPROXIMATELY 2.2 MILES TO EDINBURGH WAVERLEY STATION.

AIRPORT

APPROXIMATELY 9.1 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN 300 METRES.

LOCATION

Trinity lies just over a couple of miles north of the City Centre and boasts charming streets and fantastic nearby green spaces including Victoria Park, the vibrant Starbank Park and the magnificent Royal Botanical Gardens. Coastal walks can be enjoyed along the sea front towards Wardie Beach to the west and Newhaven Harbour to the east. A great assortment of day to-day amenities can be found nearby including a Sainsburys, hairdresser, popular coffee roastery Mr Eion and a variety of cafés, shops, pubs and facilities in neighbouring Goldenacre. There is a good choice of supermarkets within close proximity, including a Tesco and Morrisons superstore. Newhaven is close at hand and has a great selection of brunch spots, pubs, restaurants, a large 24-hour Asda and a David Lloyd's. Ocean Terminal also provides a variety of retail facilities as well as a multiscreen cinema complex and gym. The property is well placed for the commuter with frequent busses to the city on the doorstep and easy access to Edinburgh's fantastic network of cycle/walking paths. Newhaven Tram Station is also within easy reach and provides frequent links to Leith, Murrayfield, Edinburgh Park and Edinburgh Airport. Local schools include Holy Cross RC Primary School, Trinity Primary, St Thomas of Aquin's High and Trinity Academy.

EXTRAS:

THE PROPERTY WILL BE SOLD AS SEEN AND THERE WILL BE NO GUARANTEES GIVEN FOR THE KITCHEN APPLIANCES, HEATING, ELECTRICS, OR HOT WATER. PLEASE NOTE AT PRESENT THE HOT WATER IS NOT IN WORKING ORDER

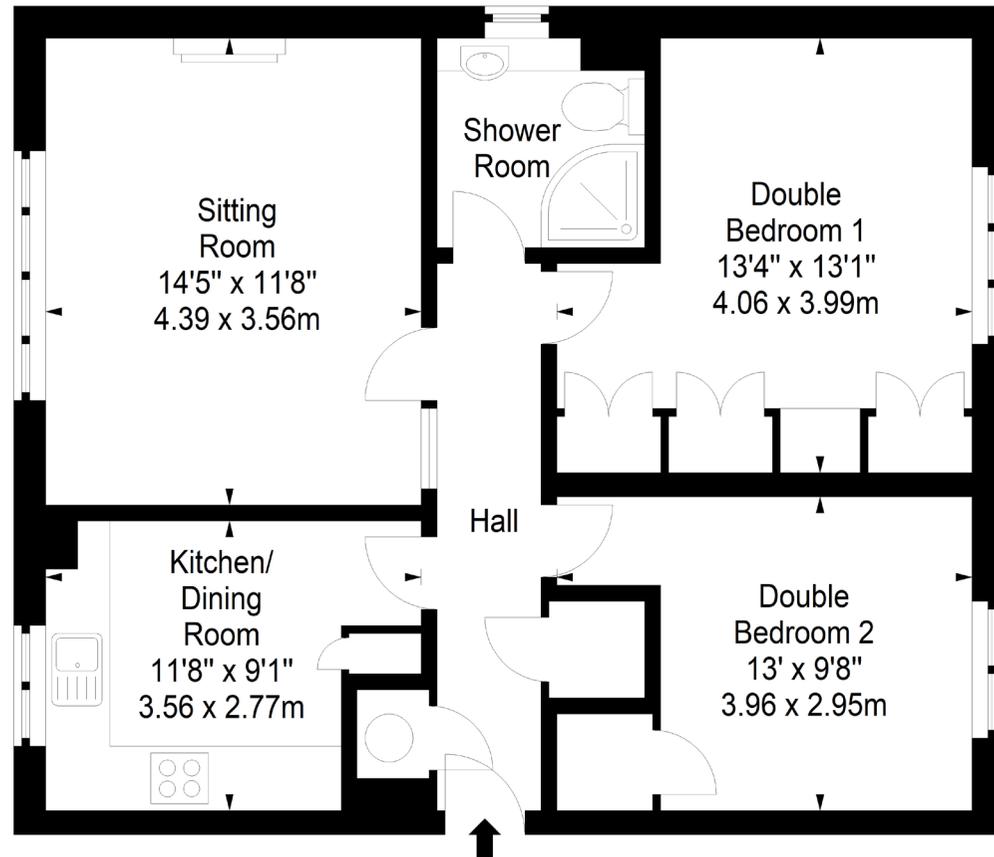
Dalmeny Road,
Edinburgh,
Midlothian, EH6 4QY



Approx. Gross Internal Area
696 Sq Ft - 64.66 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING E



Ground Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.