










Offers Over
£250,000

5/3 Dalziel Place

Meadowbank | Edinburgh | EH7 5TR

A fantastic opportunity has arisen to acquire this superb first floor flat situated within the ever popular district of Meadowbank. Close to excellent amenities and commuting links, this property will undoubtedly appeal to first-time buyers, investors and professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation, in brief, comprises: secure entry system, welcoming hallway with two well-proportioned storage cupboards, a light and spacious bay-windowed reception room featuring beautiful cornicing and lovely views towards Arthur's Seat, and an internal kitchen fitted with a range of base and wall mounted units and appliances. The property further offers a good-sized principal bedroom with walk-in closet and en-suite WC, a second double bedroom, and a bathroom with a three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

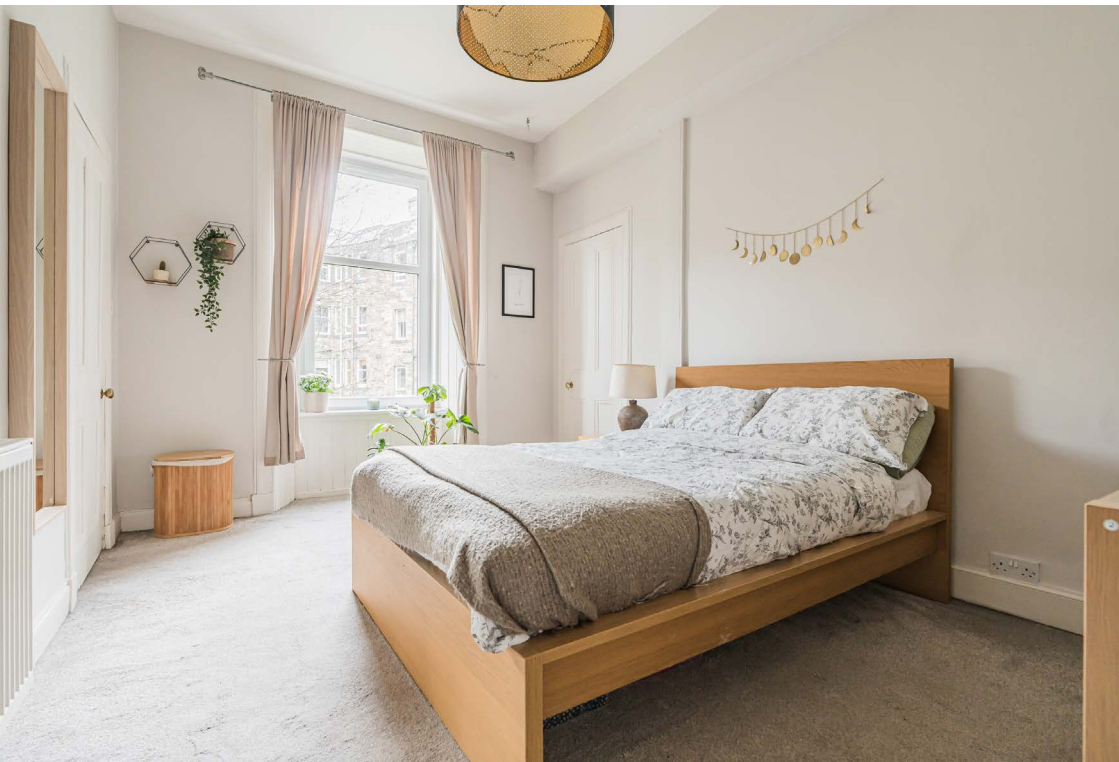
All fitted floor coverings and blinds will be included in the sale together with the hob, oven, fridge/freezer and washing machine. The wardrobe in the second bedroom will also be included in the sale.

Gardens & Parking

There is a well maintained communal garden to the rear of the property for residents to enjoy and for the car owner, there is permit/meter parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.



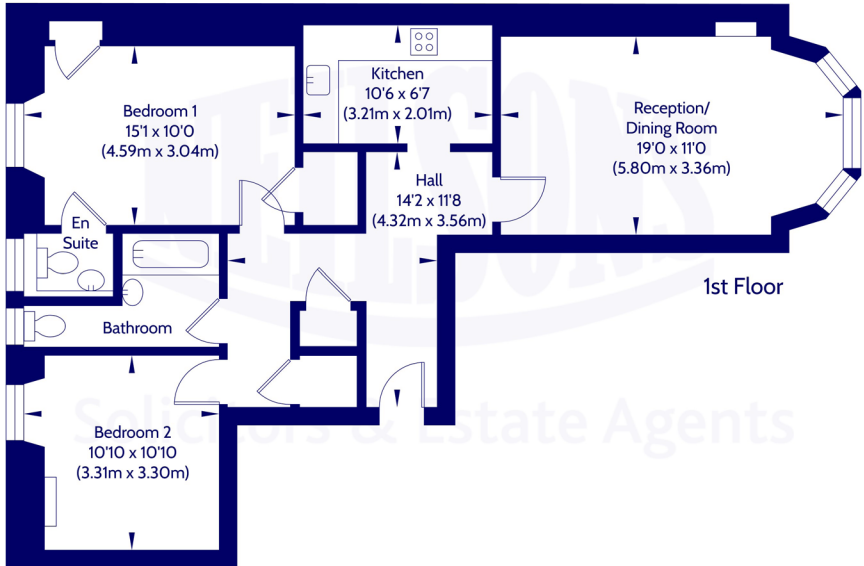


The property is situated in the popular Meadowbank district of the city which lies approximately two miles to the east of Edinburgh City Centre and is well served by a frequent public transport service. The area has a good choice of leisure and shopping facilities including Meadowbank Stadium and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are nearby as are Leith Links. More extensive amenities can be found in Edinburgh City Centre as well as nearby Easter Road, which boasts a great range of shops and restaurants. Edinburgh City-Bypass and Edinburgh Waverley train station are both within easy travelling distance





Approx. Gross Internal Floor Area 74 Sq M / 798 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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