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holders
only

18/3 Springwell Place
DALRY | EDINBURGH | EH11 2HY


warners
solicitors & estate agents



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Attractive, two bedroom first floor flat, set on a quiet street, yet close to Haymarket and the West End. The property is surrounded by excellent local amenities, quick transport links and pleasant walks which makes it an ideal first time buy or investment opportunity. The accommodation comprises welcoming entrance hallway, bright front facing living/dining room with Edinburgh Press style shelving alcove, internal kitchen with integrated, and space for, appliances, shower closet with mains shower, and two good sized double bedrooms. The property also benefits from gas central heating, security entry and externally, a communal rear garden and residents' permit on street parking.

- First floor traditional tenement flat
- Welcoming hallway
- Bright living/dining room
- Two spacious bedrooms
- Internal kitchen with integrated appliances
- Shower closet with mains shower
- Gas central heating
- Security entry system
- Residents' permit on street parking

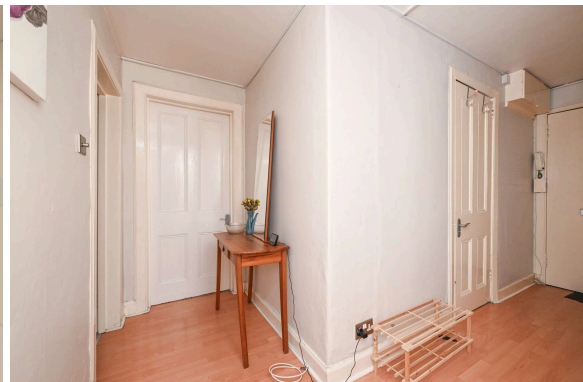
Energy rating C, Council tax band C. There is no factor associated with this property.

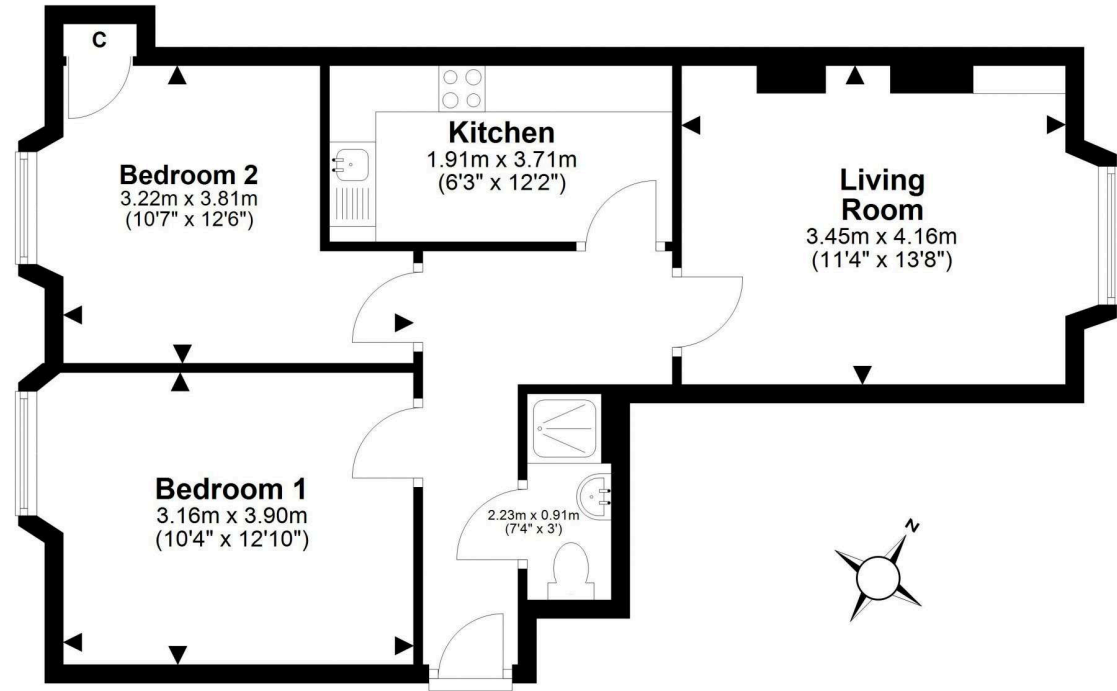
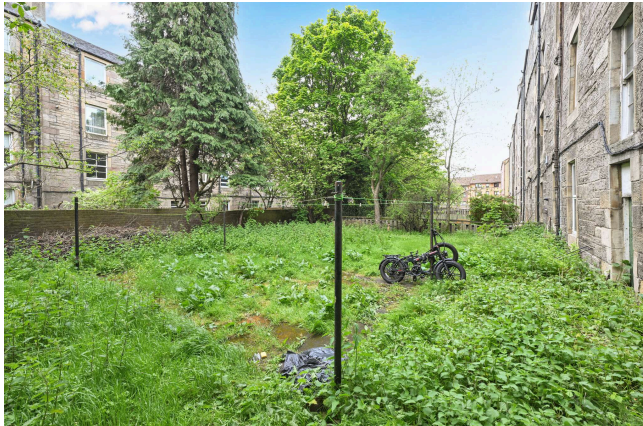
Extras included in this sale will be the fixtures, fittings, fridge, freezer, oven, hob, microwave, washing machine and extractor. Other items of furniture can also be included in this sale.

PRICE & VIEWING: Please refer to our website, 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.