










Offers Over  
**£169,995**

## 9 (2F2) Dalgety Avenue

Meadowbank | Edinburgh | EH7 5UF

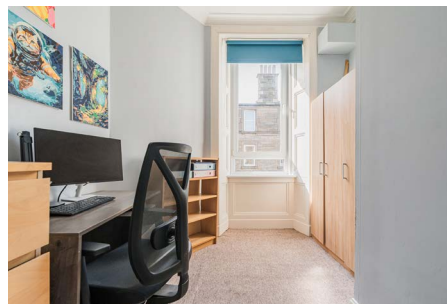
An excellent opportunity has arisen to purchase this delightful, generously proportioned second floor flat forming part of a handsome traditional tenement, within a sought after residential district and within easy reach of the city centre.

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



## Description

The welcoming and beautifully presented second floor accommodation, offered in true move-in condition, would undoubtedly appeal to first-time buyers, young professionals, and investors alike. In brief, the accommodation comprises; secure entry system, a welcoming entrance hallway, a bright and airy reception room with convenient boiler cupboard, and a stylish modern fitted kitchen complete with breakfast bar, contrasting worktops, an eye-catching splashback, and integrated appliances. There is also a generously proportioned double bedroom and a contemporary shower room. Further benefits include efficient gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.



## Extras

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

## Gardens & Parking

There is a well maintained communal garden located to the rear of the building with permit/meter parking available to the front and surrounding streets.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

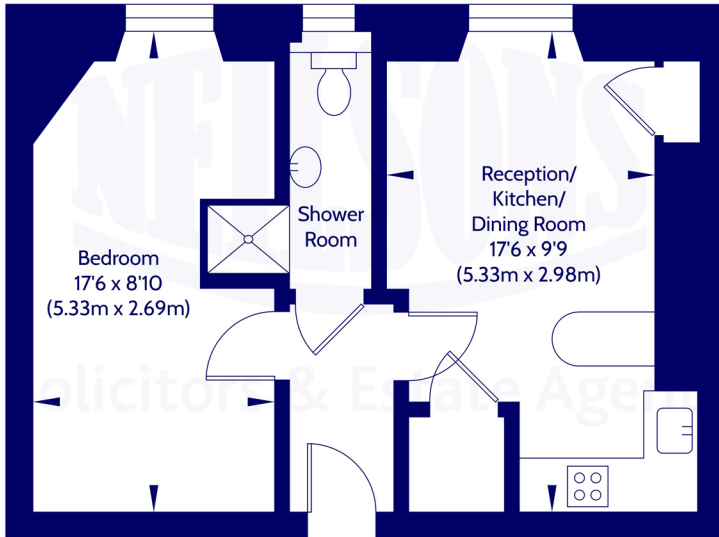
The property is situated in the popular Meadowbank district of the city which lies approximately two miles to the east of Edinburgh City Centre and is well served by a frequent public transport service. The area has a good choice of leisure and retail facilities including the all-new exercise facilities at 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. Ocean Terminal and ASDA/Fort Kinraid are short bus-rides away. Edinburgh City-Bypass and Edinburgh Waverley train station are both within easy travelling distance.





Approx. Gross Internal Floor Area 38 Sq M / 409 Sq Ft.

## 2nd Floor



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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