










Fixed Price

£175,000

8/7 Downfield Place

Dalry | Edinburgh | EH11 2EW

Pleasantly situated within the high amenity area of Dalry and forming part of a traditional tenement is this charming first floor flat. With excellent transport links on-hand, this property would undoubtedly appeal to the first-time buyer, professional and buy-to let investor

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



Description

The accommodation which has been upgraded to a very high standard by the present owner in brief comprises; secure entry system, welcoming hallway, light and airy twin windowed reception room, internal modern fitted kitchen with breakfast bar, well proportioned double bedroom, good sized box room with utility cupboard and mezzanine bed, contemporary shower room and separate WC. Further benefits include new smart and energy efficient electric heaters and double glazing.



Extras

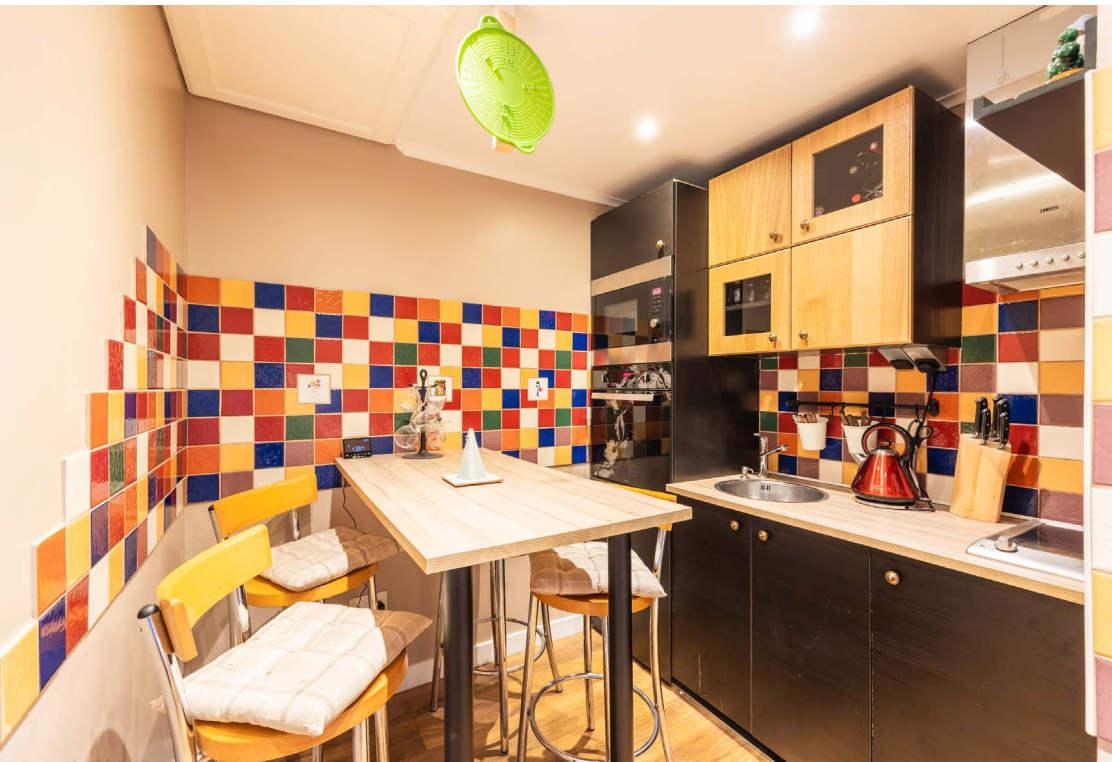
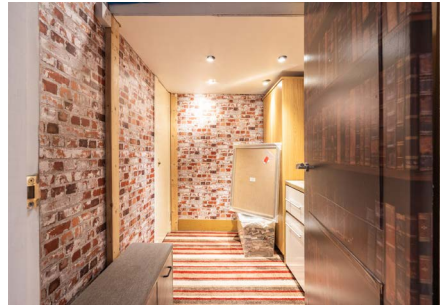
All fitted floor coverings will be included in the sale together with the hob, ovens, integrated microwave, integrated fridge and washing machine. Some items of furniture can also be made available by separate negotiations.

Gardens & Parking

There is an extensive communal garden to the rear of the building which comprises a large area of lawn bordered by well stocked shrub, flower and small tree beds. The gardens enjoy a sunny southerly facing aspect and benefit from drying facilities. On street permit parking is available to the front.

Viewing

By appointment through Neilsons 0131 625 2222.





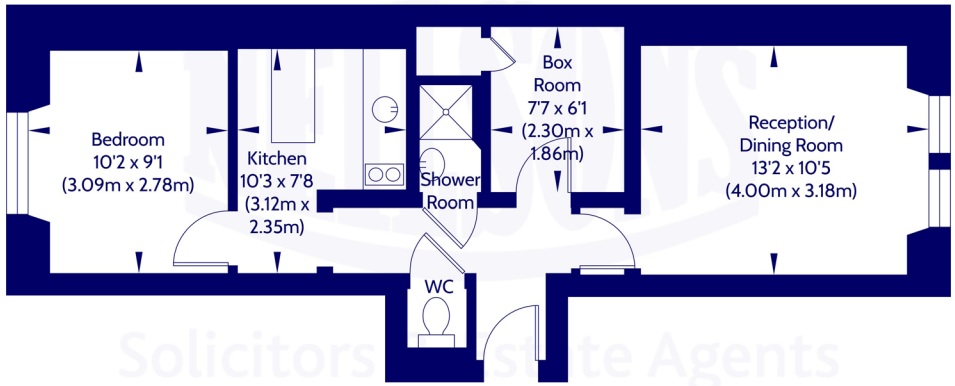
Location

Downfield Place is in the popular residential area of Dalry which is situated to the west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes Street and George Street, and Haymarket train station is close at hand along with the newly extended Edinburgh Tram Network, providing convenient access to Edinburgh Aiport. The area is well served by a frequent bus service in and around the City and surrounding areas and the City Bypass is also within proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, supermarkets, cafes, bars and restaurants can be found in the immediate area. There are a good range of leisure facilities including Fountain Park Leisure Complex which includes a Cineworld & Nuffield Health Club, Murrayfield Stadium & walks along the Union Canal.



Approx. Gross Internal Floor Area 41 Sq M / 445 Sq Ft.

1st 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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