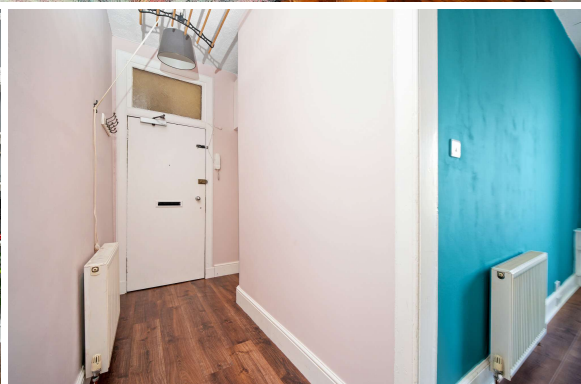
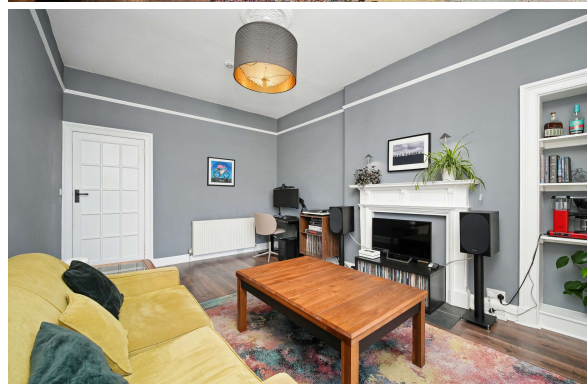
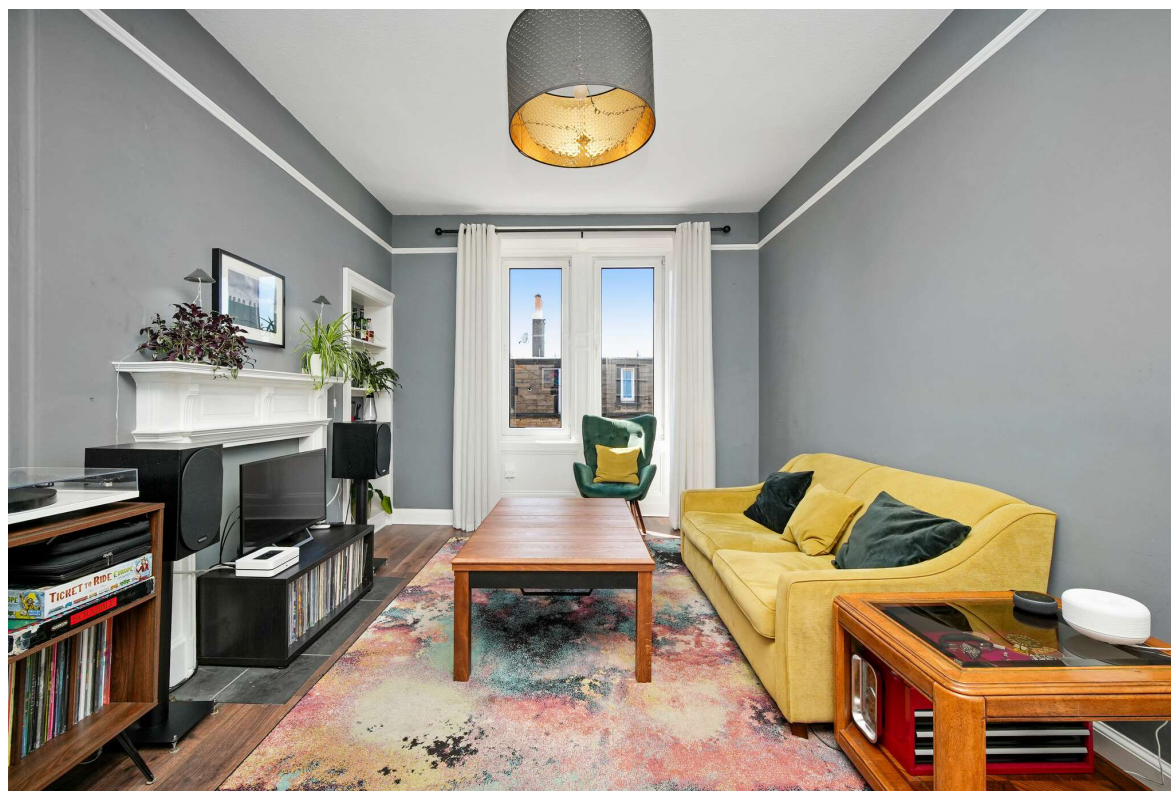




13 (3F1) Dalgety Avenue
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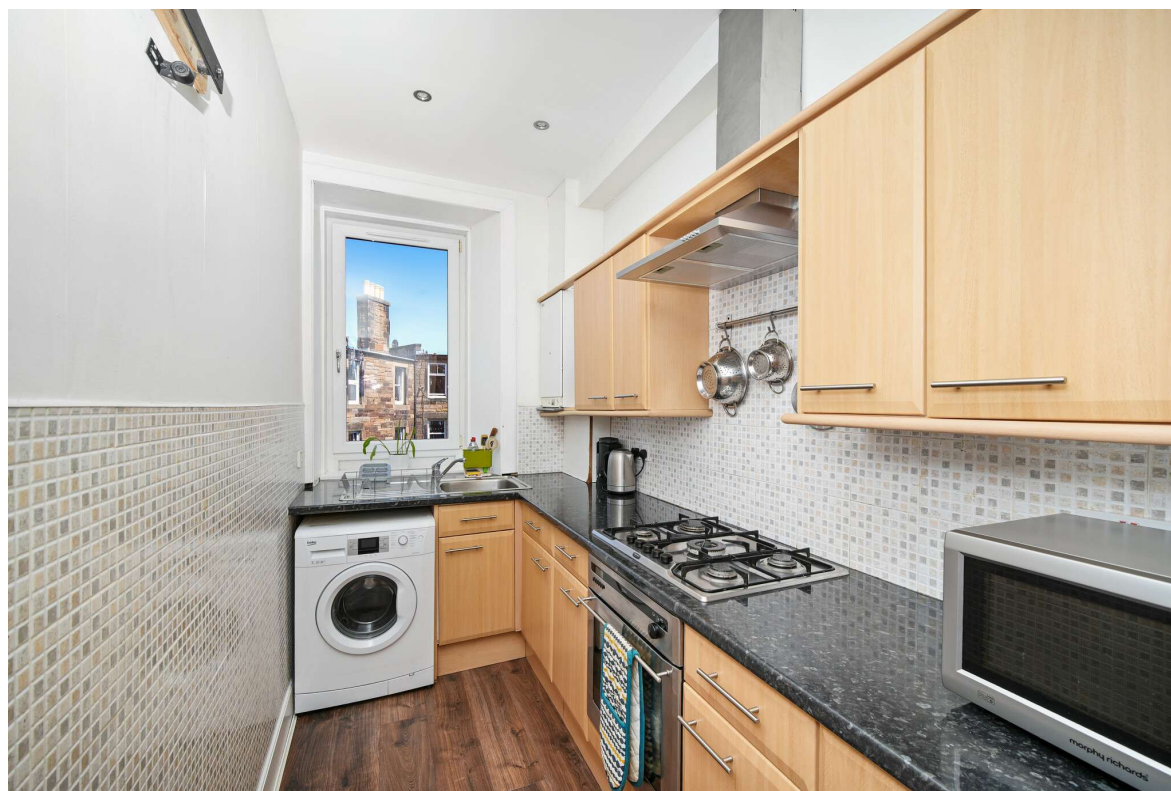
Nestled on a quiet street in the heart of Meadowbank, moments from excellent amenities, quick transport links and the vast open green spaces of Holyrood Park is this immaculately presented third floor apartment. Boasting a well-kept communal garden, gas central heating, double glazing and ample permit parking this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed lounge with feature fireplace, a contemporary kitchen with attractive units, a large double bedroom with built-in wardrobes and the flat is completed by a stylish shower room.

- Traditional tenement in the heart of Meadowbank
- Close to Arthur's Seat and the retail park
- Welcoming hallway
- Bright twin windowed lounge
- Contemporary kitchen
- Large double bedroom
- Stylish shower room
- Gas central heating and double glazing
- Well-kept communal garden

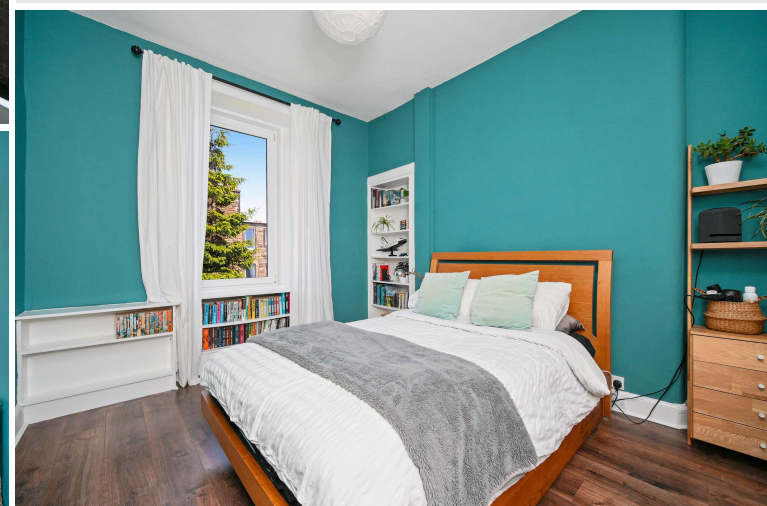
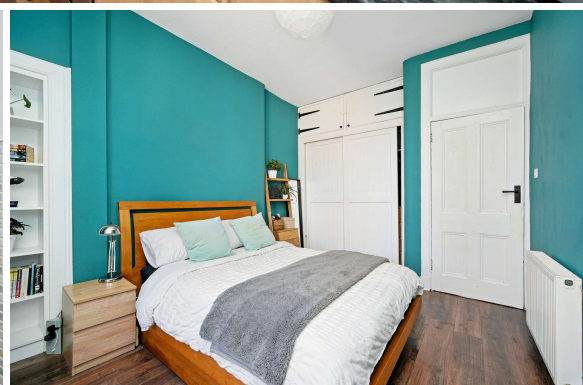
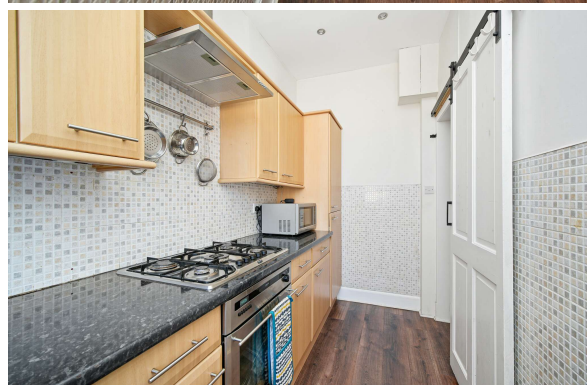
Council Tax: B , Energy Rating: D

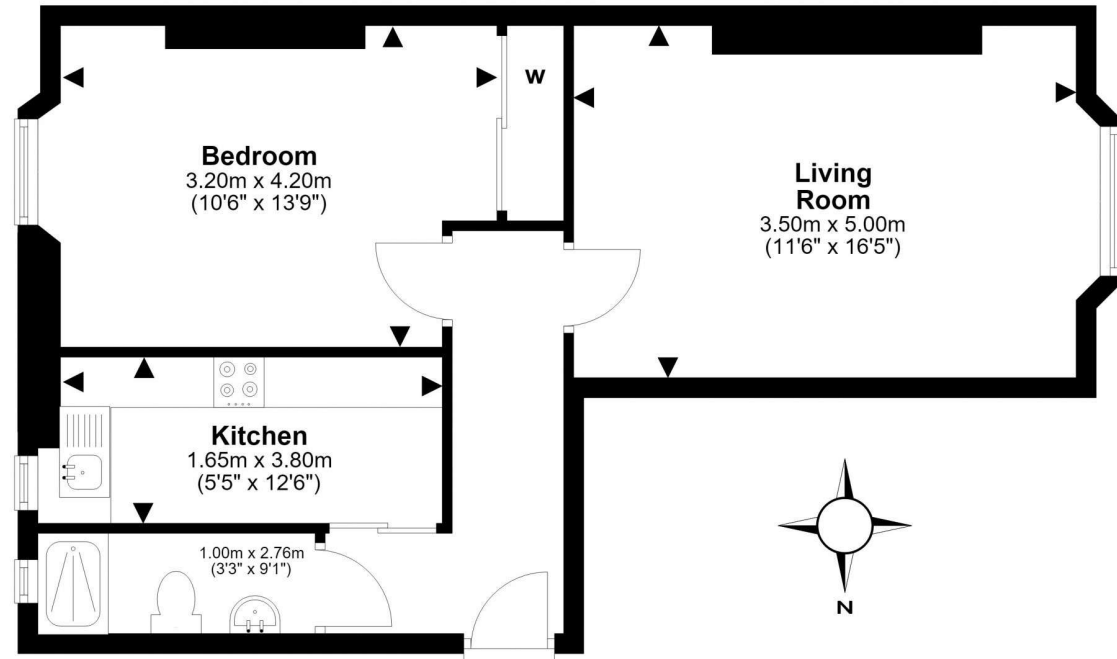
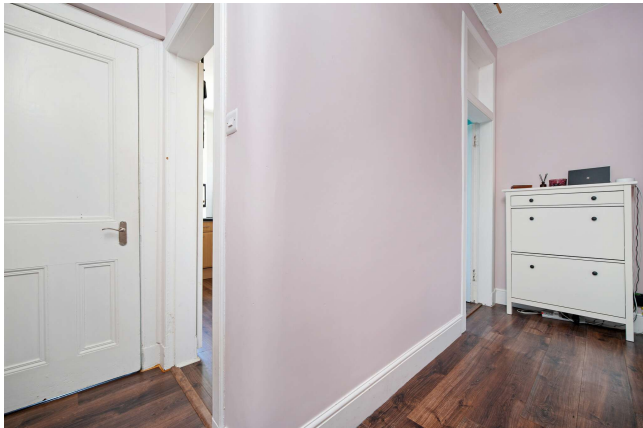
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Extras: Fixtures and fittings, oven, hob, fridge/freezer, washing machine, curtains and shoe storage located in the hallway.

The ever popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including Meadowbank Retail Park, home to Sainsbury's, Lidl and B&M Home Store. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities can be found and the green open space of Holyrood Park is close-by. The refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.





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.