



28/5 Springwell Place, Edinburgh, EH11 2HY

Well-presented and generously proportioned three-bedroom second-floor flat, ideally situated within easy reach of Edinburgh's West End and City Centre. Offering bright and spacious accommodation in excellent decorative order, the property features a modern kitchen and bathroom, gas central heating with a contemporary combi boiler and double glazing throughout. Its superb location, close to Haymarket, excellent transport links and several of Edinburgh's universities, is likely to appeal to a wide range of purchasers including professionals, investors and those seeking accommodation for family members studying in the city.

The accommodation comprises:

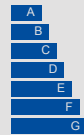
- Welcoming entrance hall with open storage area and additional built-in storage cupboard.
- Three well-proportioned front-facing double bedrooms.
- Bright and spacious rear-facing living room with attractive oak-effect laminate flooring and twin windows overlooking the communal gardens.
- Contemporary fitted kitchen featuring a range of white gloss wall and base units, generous worktop space, gas hob with extractor hood, electric fan oven, washing machine and fridge freezer.
- Modern bathroom fitted with a bath incorporating a Mira Sport electric shower, pedestal wash hand basin, WC and oak-effect laminate flooring.
- Separate WC with wash hand basin, providing additional convenience.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Outside

To the rear of the building is a well-maintained communal garden with a shared drying green. On-street parking is available nearby, comprising a combination of residents' permit parking and metered bays.

Location

Springwell Place is quietly positioned just off Dalry Road, to the west of Edinburgh's City Centre, and enjoys excellent access to an extensive range of local amenities. Dalry and neighbouring Gorgie offer a superb selection of independent cafés, restaurants, shops and everyday conveniences, with Co-op and Lidl supermarkets within walking distance and larger Sainsbury's and Asda stores only a short drive away.

The property is exceptionally well connected, lying close to Haymarket railway station, the tram network and frequent bus services providing swift access to the City Centre, Edinburgh Airport and beyond. It is also ideally placed for Edinburgh Napier University, Heriot-Watt University and Edinburgh College, making it an excellent choice for students, professionals and buy-to-let investors alike.

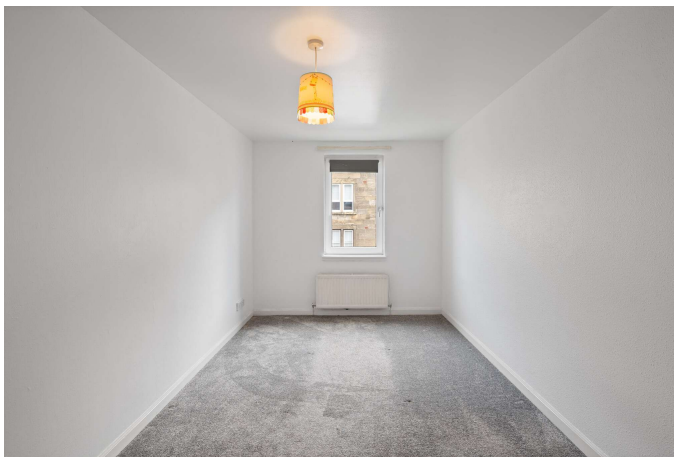
Leisure facilities are plentiful and include Fountain Park, with its cinema, restaurants and health club, Craiglockhart Leisure Centre, Dalry Swim Centre and the Corn Exchange.

Extras

All fitted floor coverings, blinds, light fittings and the integrated and freestanding kitchen appliances included within the property will be included in the sale.

Council tax

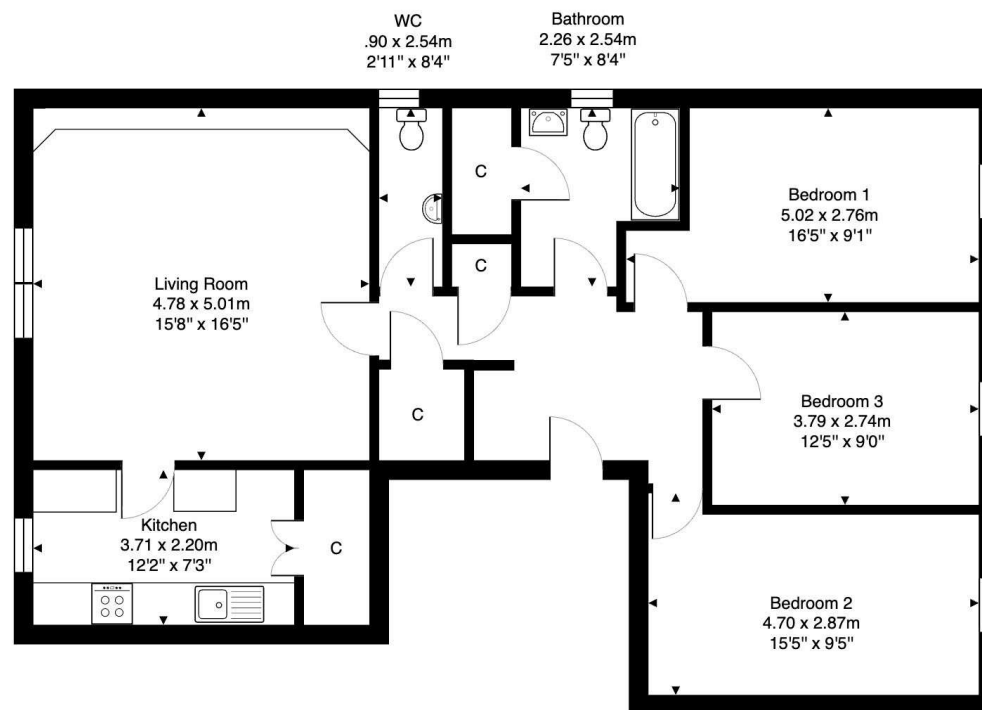
It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.







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Second Floor

Total Area: 94.2 m² ... 1014 ft²

All measurements are approximate and for display purposes only.

DMD | SOLICITORS &
ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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