



Solicitors & Estate Agents










Offers Over

£170,000

24/5 Springwell Place

Dalry | Edinburgh | EH11 2HY

Impressive, extensively renovated first floor flat forming part of a traditional tenement in the heart of Dalry, conveniently positioned close to excellent amenities and commuting links and just a short walk from Haymarket and the West End.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal Garden
-  Permit/metered parking
-  EPC Rating – C
-  Council Tax Band - B



virtually staged by HOMELi

Description

This light and stylish home is enhanced with a south facing aspect, providing excellent natural light throughout with pleasant aspect over the communal rear garden. Offered to the market in move-in condition, undoubtedly appealing to the first time buyer, couple or investors seeking a high standard of home in an excellent central location.

The attractive accommodation comprises entrance hallway with good storage facilities, there is a rear facing lounge/kitchen with the kitchen benefiting from a full refurbishment, including new appliances. There is a sizable double bedroom again located to the rear of the property with adequate space for freestanding furniture. A shower room is located off the hall together with a separate two-piece WC apartment. Further benefits include gas central heating with combi boiler together with an access hatch to a small private attic space, providing useful storage provisions.



virtually staged by HOMELi



Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.

Extras

All light fittings, floor coverings, built-in electric hob/oven/hood, washing machine and fridge shall be included in the sale together with the two breakfast bar stools.

Gardens and parking

There is a well kept communal rear garden and permit and meter parking is available within the street and surrounding areas.

Viewing

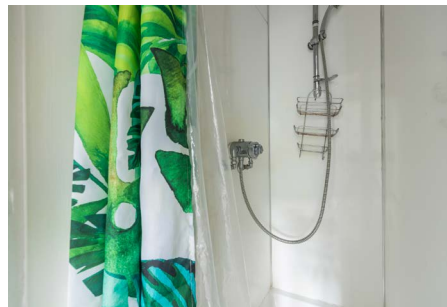
By appointment with Neilsons on 0131 625 2222.





Location

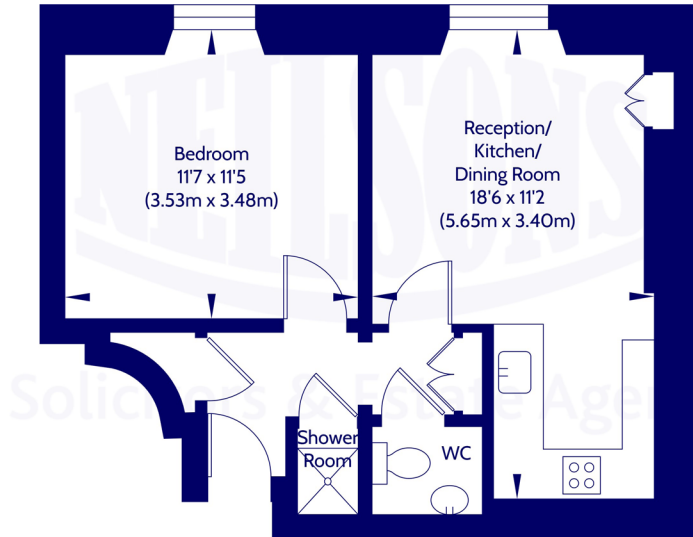
This property is located in the popular residential area of Dalry which is situated approximately two miles west of Edinburgh City Centre. Dalry is within comfortable walking distance of Princes and George Street and Haymarket train station is close at hand. The area is well served by a frequent bus and tram service to the City Centre and surrounding areas and the City Bypass is also within close proximity giving access to central Scotland's main motorway network. An excellent selection of specialist shops, cafes, bars and restaurants can be found in the immediate vicinity as well as a Co-op, Lidl and a large Sainsburys supermarket in neighboring Gorgie. There are a good range of leisure facilities in the surrounding area including Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, Murrayfield Stadium, Edinburgh Zoo and a large Pure Gym.





Approx. Gross Internal Floor Area 36 Sq M / 385 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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