



17/4 Dalgety Road  
MEADOWBANK | EDINBURGH | EH7 5UH

DALGETY  
ROAD

  
**warners**  
solicitors & estate agents



## 17/4 Dalgety Road

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This lovely spacious first floor apartment with allocated parking space occupies a prime off-road position with the public room having the benefit of a most pleasant outlook across beautifully kept shared gardens in the centre of the development. Meadowbank is a sought after location and the flat will most likely appeal to a single person or couple looking for a quiet spot yet being close to all the local amenities and good transport links into the nearby City Centre.

Viewing is highly recommended to appreciate the feeling of light and space in this exceptionally well presented home. Wooden flooring has been laid in the living/dining room and hallway, whilst the bedrooms have the comfort of neutral tone carpets. Decor in a pale palette throughout provides a base for the new owners to add their own finishing touches with soft furnishings. Excellent storage includes three cupboards off the hallway and built-in wardrobe space in each bedroom.

- Living/dining room with lovely outlook to shared gardens
- Fitted kitchen
- Principal double bedroom with twin mirrored wardrobes and en-suite/mixer shower
- Double bedroom 2 with built-in wardrobe
- Bathroom/electric shower
- Hallway with excellent storage facilities
- Double glazing
- Electric heating
- Security entryphone system
- Landscaped gardens
- Allocated parking space
- Factored development
- Quiet setting yet close to great amenities

The blinds, fridge and washing machine will be included in the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

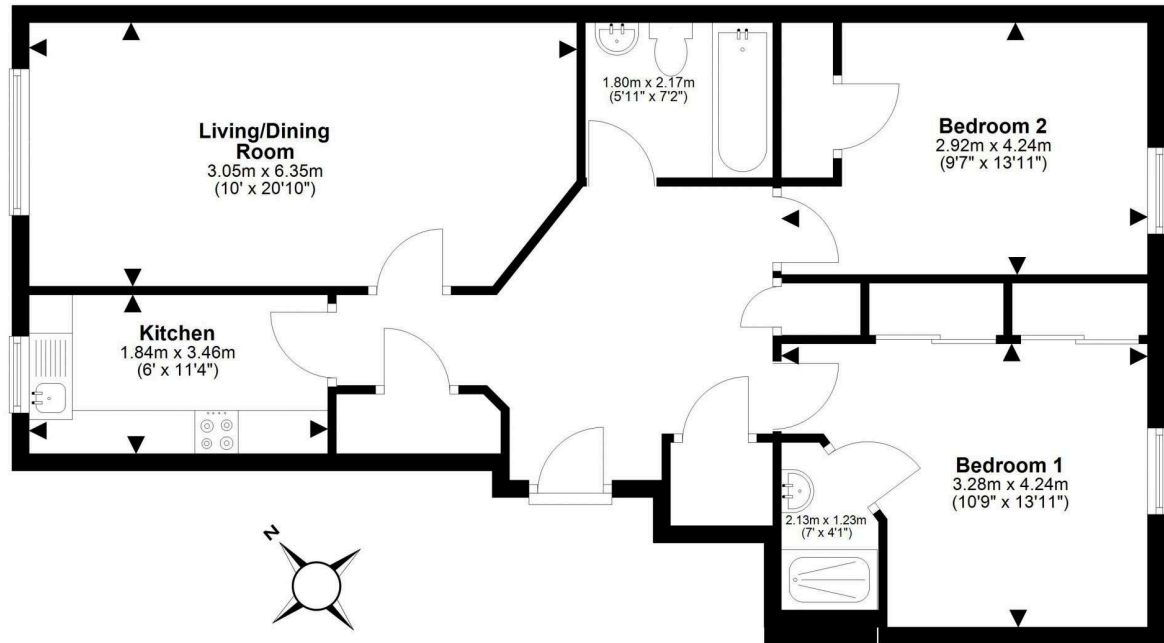


Energy Rating D, Council Tax band D.

Factor fee £41 per month approx.

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.