



17/7 Dalgety Road
MEADOWBANK | EDINBURGH | EH7 5UH


warners
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This well-presented second-floor flat on Dalgety Road offers bright, spacious accommodation and would make an ideal home for a first-time buyer, couple or investor.

The property is accessed via a **secure entry system** and comprises a welcoming entrance hallway leading to a **spacious and bright living room**, with ample space for a dining table. The kitchen is well equipped with generous worktop space and a good range of floor and wall-mounted units.

The **main bedroom** benefits from built-in storage and a private en-suite featuring a shower cubicle and wash hand basin. The second bedroom is also a generous room with built-in storage.

The accommodation is completed by the **main bathroom**, fitted with a three-piece suite and shower over the bath.

The property also benefits from an allocated parking space.

A well-proportioned property in a popular Edinburgh location, offering comfortable accommodation throughout.

- Second floor two bedroom flat
- Accessed via a secure entry system
- Allocated parking space
- Close to local amenities
- Excellent transport links
- Double glazing

Extras included in the sale are all blinds, fridge/freezer and washing machine.

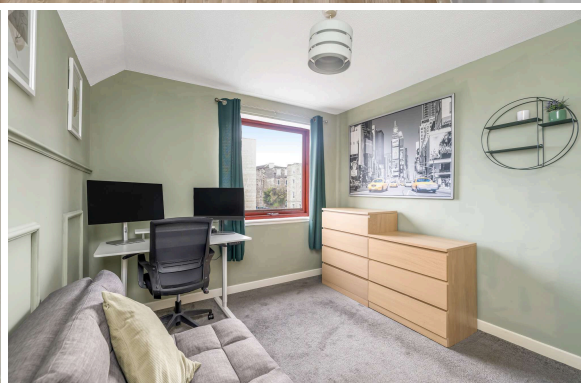
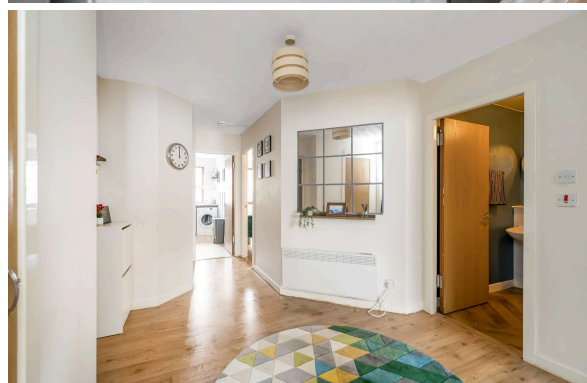
Energy rating C and Council Tax Band D.

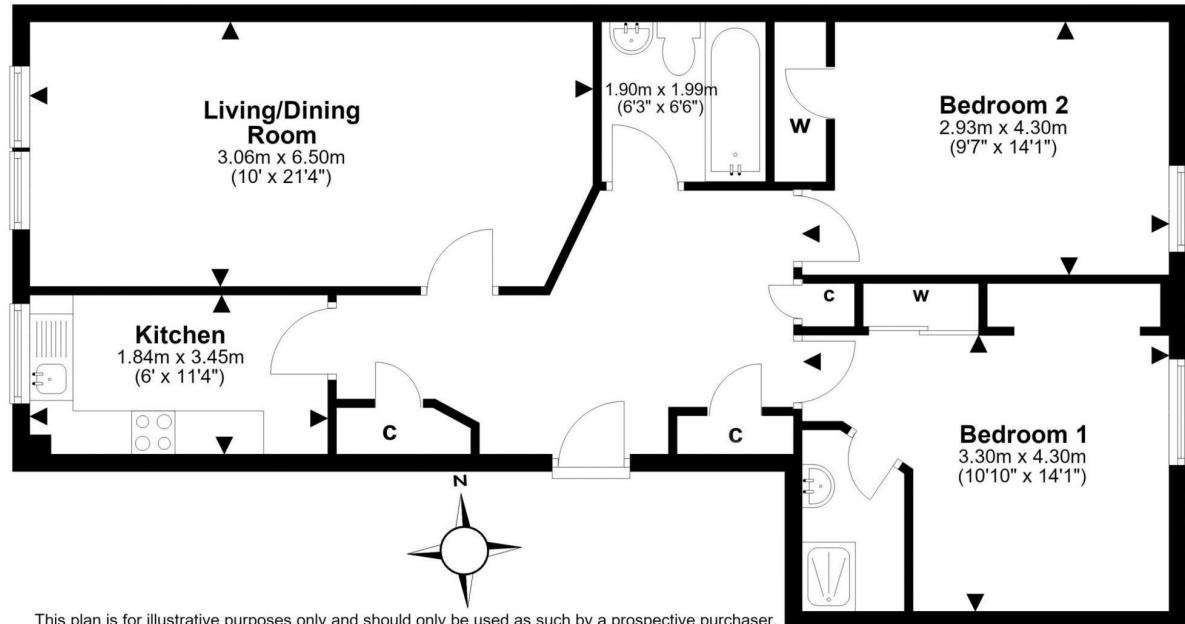
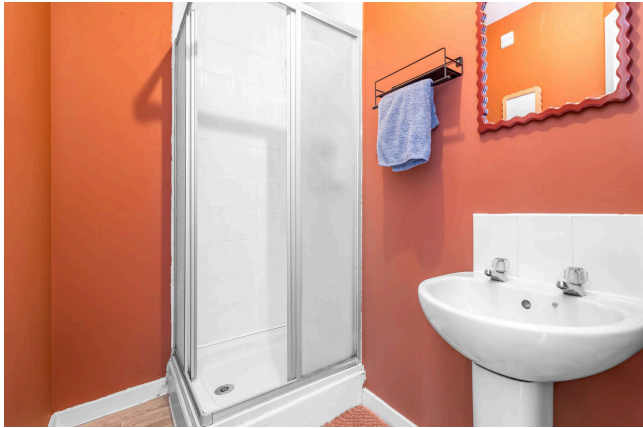
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



FACTOR: Approximately £40 per month is payable to Aboveboard Homes for the upkeep of communal areas.

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.