



CLANCYS

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17-16 Downfield Place,

Edinburgh, EH11 2EJ



Description

An excellent opportunity has arisen to acquire this beautifully presented 1-bedroom top floor flat, located within a traditional tenement in the popular Dalry area. The flat is located to the west of the city centre and enjoys excellent access to Haymarket and to the West End. The accommodation briefly comprises an entrance hall with useful utility cupboard, a light and spacious open plan living/dining/kitchen and a large light and airy double bedroom and a contemporary showroom. The property further benefits from gas central heating, double glazing and access to a communal garden. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

Location

The property is situated in a quiet residential street in the Dalry area which is superbly located for easy access to local amenities along Dalry Road, the West End and the city centre. There are several bars, restaurants, supermarkets and other convenience stores within the vicinity of Dalry Road, while a large Sainsbury's supermarket can be found in Gorgie. Further amenities such as coffee shops and restaurants, and Post Office can be easily reached at Haymarket. There are also various recreational facilities close by, including Fountainpark which offers a leisure club, bowling alleys, cinema and casino while the Dalry Leisure Centre, further down Caledonian Crescent, has a gym and Victorian swimming baths. Harrison Park and the Union Canal Tow Path provides another option for recreational pursuits. For commuters, this property is ideally situated close to several major bus routes that service the city and Haymarket train station is located conveniently nearby for those looking to commute to Glasgow or further afield.

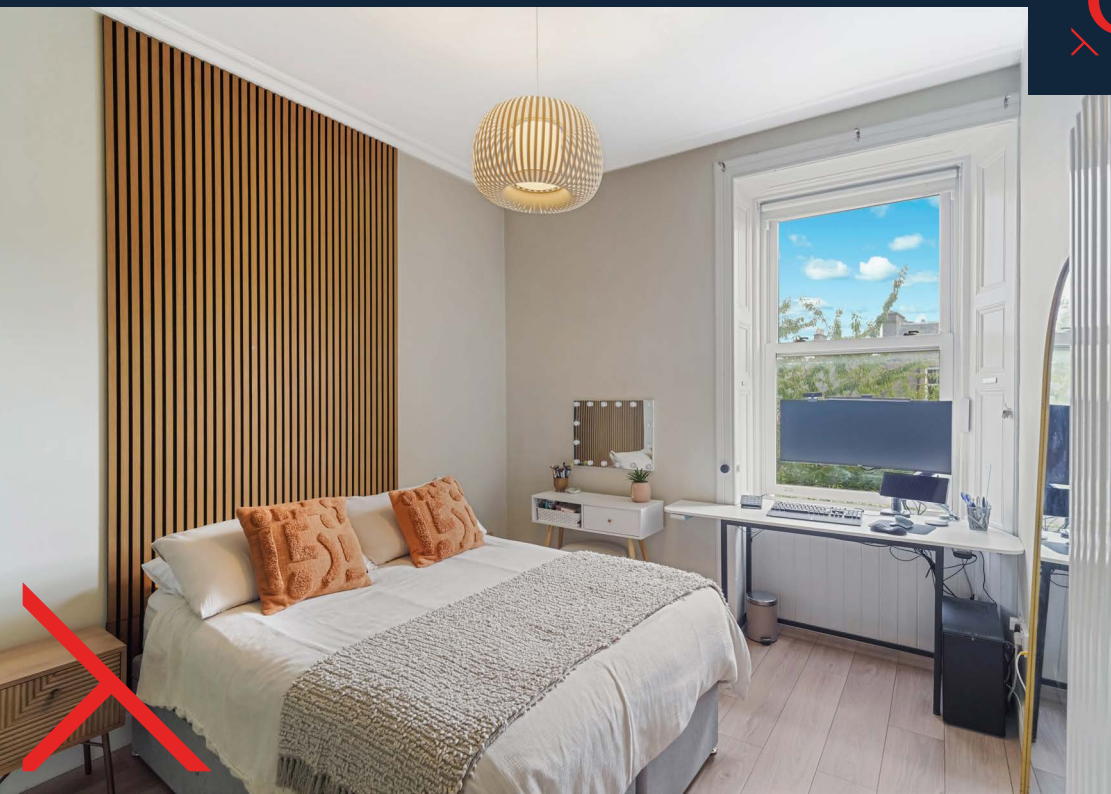
Extras

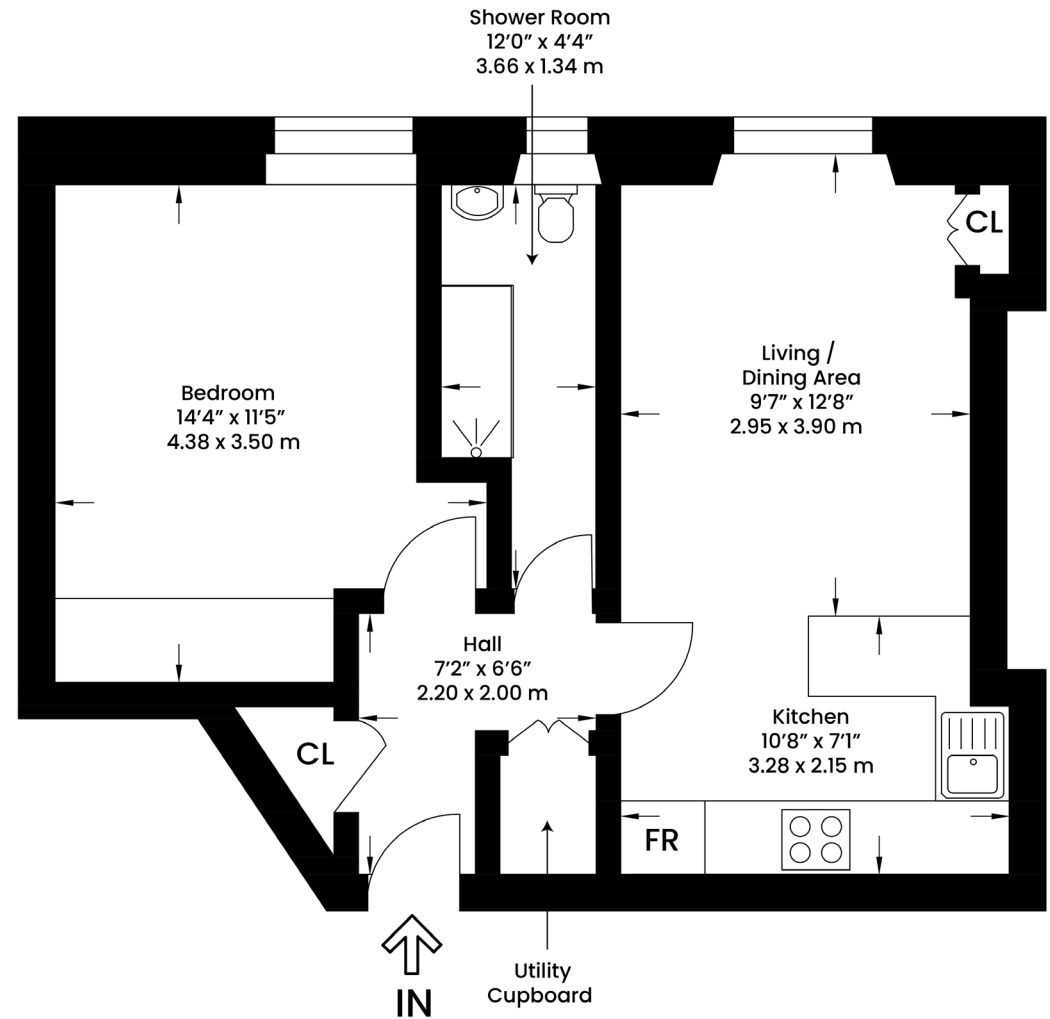
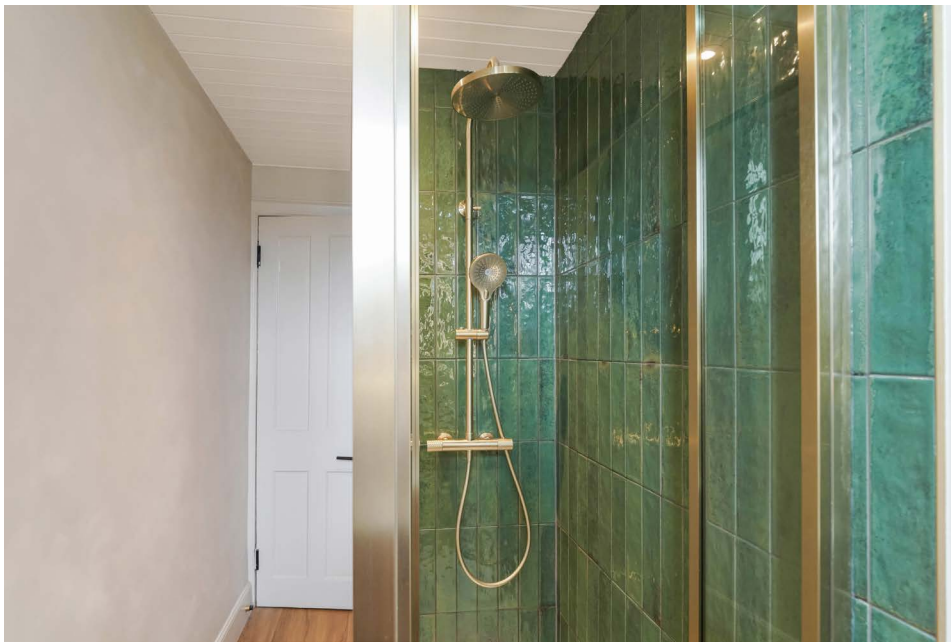
All fitted floor coverings white goods and washer/dryer in the utility cupboard. It should be noted that no warranties or guarantees will be given for appliances.

Features

- Entrance hall with utility cupboard
- Open plan living/dining/kitchen
- 1 Bathroom
- Gas central heating
- Double glazing
- Communal garden
- EPC rating - C
- Council Tax Band – B
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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