



12/10 Dalgety Street
MEADOWBANK | EDINBURGH | EH7 5JL

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Situated within the highly desirable Meadowbank district, just east of Edinburgh City Centre, this attractive top-floor tenement flat offers an excellent opportunity for first-time buyers, professionals, or investors seeking a move-in-ready home in a superb location.

Presented to the market in excellent condition throughout, the property combines traditional character with modern upgrades and benefits from an abundance of local amenities, green spaces, and outstanding transport links to the city centre and beyond.

The accommodation comprises a welcoming entrance hall, a bright and spacious living room with ample space for both lounge and dining furniture, a generously proportioned double bedroom, a recently modernised kitchen, and a contemporary shower room. The stylish kitchen has been thoughtfully upgraded and features white gloss wall and base units, contrasting wooden work surfaces, an integrated oven, induction hob, microwave, and space for additional appliances. The modern shower room is attractively finished and fitted with a contemporary suite.

Further benefits include gas central heating, double glazing, excellent storage, and access to a generous communal rear garden, predominantly laid to lawn, providing a pleasant outdoor space for residents.

Parking is well catered for with ample on-street residential permit parking available, while additional pay-and-display parking bays in the surrounding streets offer convenient options for visitors.

- Prime Meadowbank location within easy reach of Edinburgh City Centre
- Bright top-floor tenement flat with attractive open outlooks
- Move-in condition throughout – ideal for first-time buyers and professionals
- Recently modernised kitchen with integrated oven, induction hob, and microwave
- Spacious living room with dedicated dining area and generous double bedroom
- Excellent amenities, transport links, permit parking, and communal rear garden nearby and on the doorstep

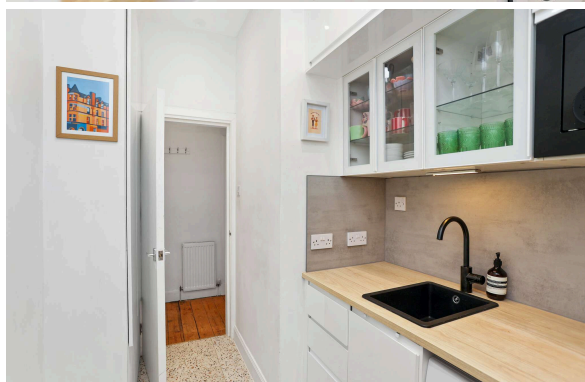
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

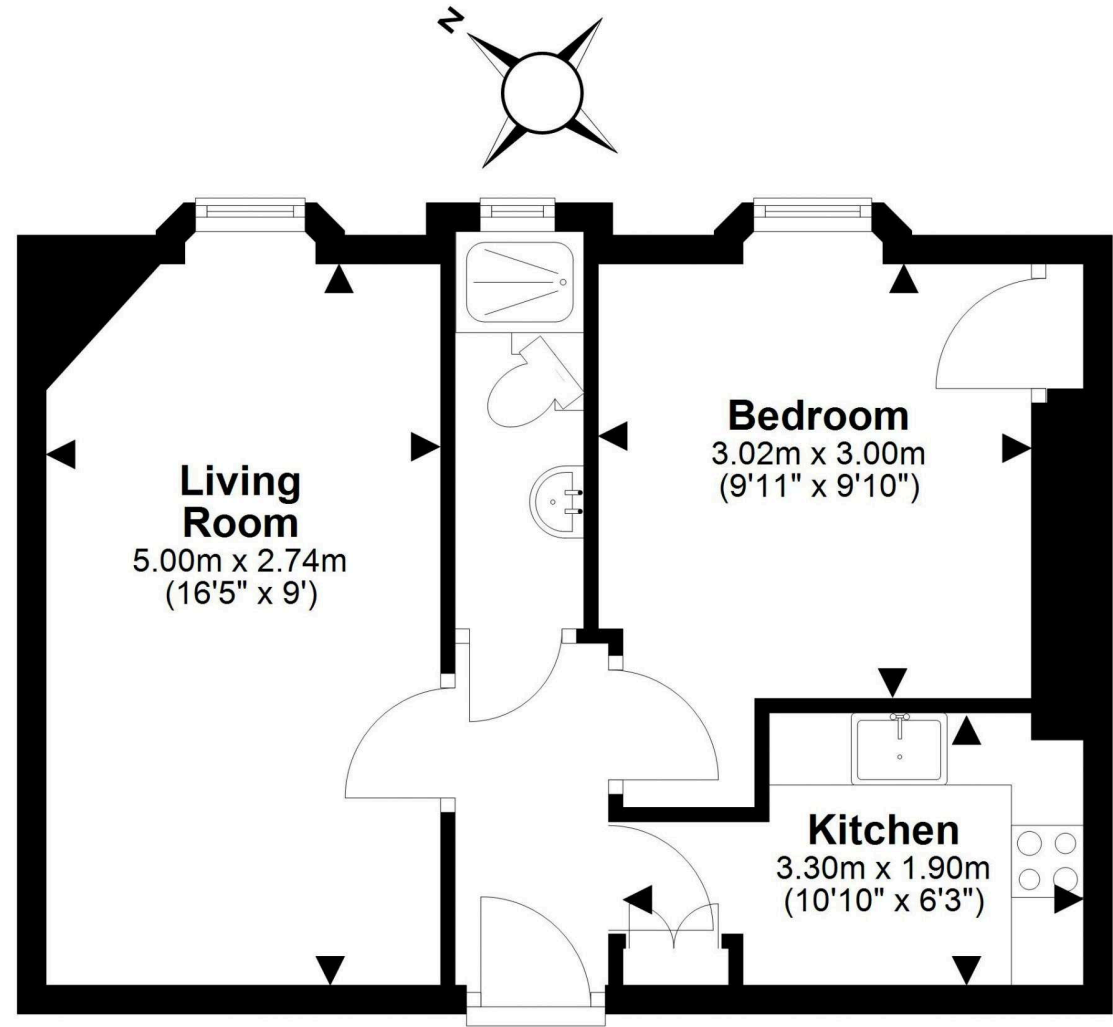


Energy Rating D, Council Tax B

All fixtures, fittings, kitchen appliances such as the fridge, washing machine, integrated microwave, oven and hob are included in the sale.

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.