



1, 3F3 Dalgety Avenue
Meadowbank, EH7 5UF

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Lounge
- Open Plan Kitchen
- Double Bedroom
- Box Room
- Bathroom
- Communal Garden
- Gas Central Heating & Double Glazing
- Permit Street Parking
- EPC Rating – C



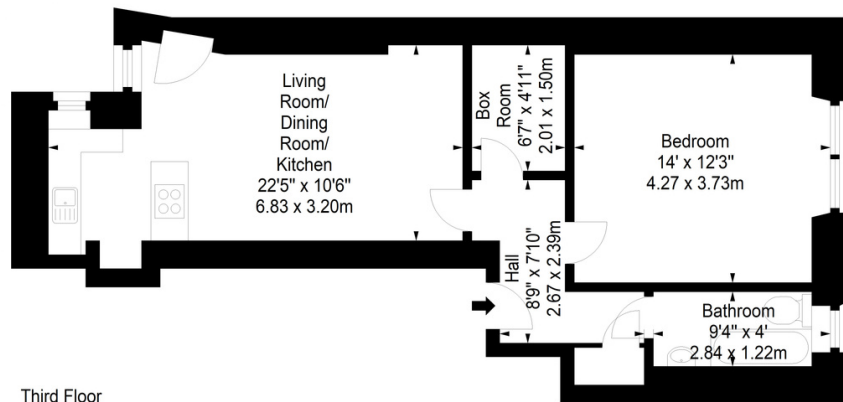
Forming part of a traditional tenement, this charming third-floor flat is situated within the highly sought-after area of Meadowbank. The property is close to excellent amenities, including Meadowbank Retail Park, with the City Centre easily accessible by way of a good public transport service. A variety of recreational facilities can also be found nearby, including Meadowbank Sports Centre and Holyrood Park. An excellent first-time purchase, the accommodation comprises: secure entry phone system, hallway, lounge open plan to a modern kitchen, spacious double bedroom, box room and stylish bathroom with shower. Further benefits include ample permit parking, communal garden, LVT flooring, gas central heating and double glazing. The communal area also benefits from a recently renovated cupola stairwell. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, fridge-freezer, washing machine, built-in dishwasher and light shades. All appliances included in the sale are sold as seen, with no warranty provided.



**Dalgety Avenue,
Edinburgh,
Midlothian, EH7 5UF**



Approx. Gross Internal Area
522 Sq Ft - 48.49 Sq M
For identification only. Not to scale.
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Third Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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