



29/15 Springwell Place
DALRY | EDINBURGH | EH11 2HX


warners
solicitors & estate agents



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Located on the popular Springwell Place, this well-presented one-bedroom flat offers bright, comfortable accommodation in a highly desirable area of Edinburgh.

The property is entered via a welcoming hallway, which provides access to all principal rooms. The bright and spacious living room is filled with natural light, creating an inviting space to relax or entertain. The adjoining kitchen is fitted with a range of floor and wall-mounted units, offering excellent storage and workspace for everyday living.

The generous double bedroom benefits from built-in wardrobes, providing ample storage while maintaining a spacious feel. Completing the accommodation is a bathroom fitted with a three-piece suite and a shower over the bath.

- Top floor one bedroom flat
- Accessed via a secure entry system
- Close to local amenities
- Excellent transport links
- Gas central heating
- Double glazing

Council tax B
Energy Rating C

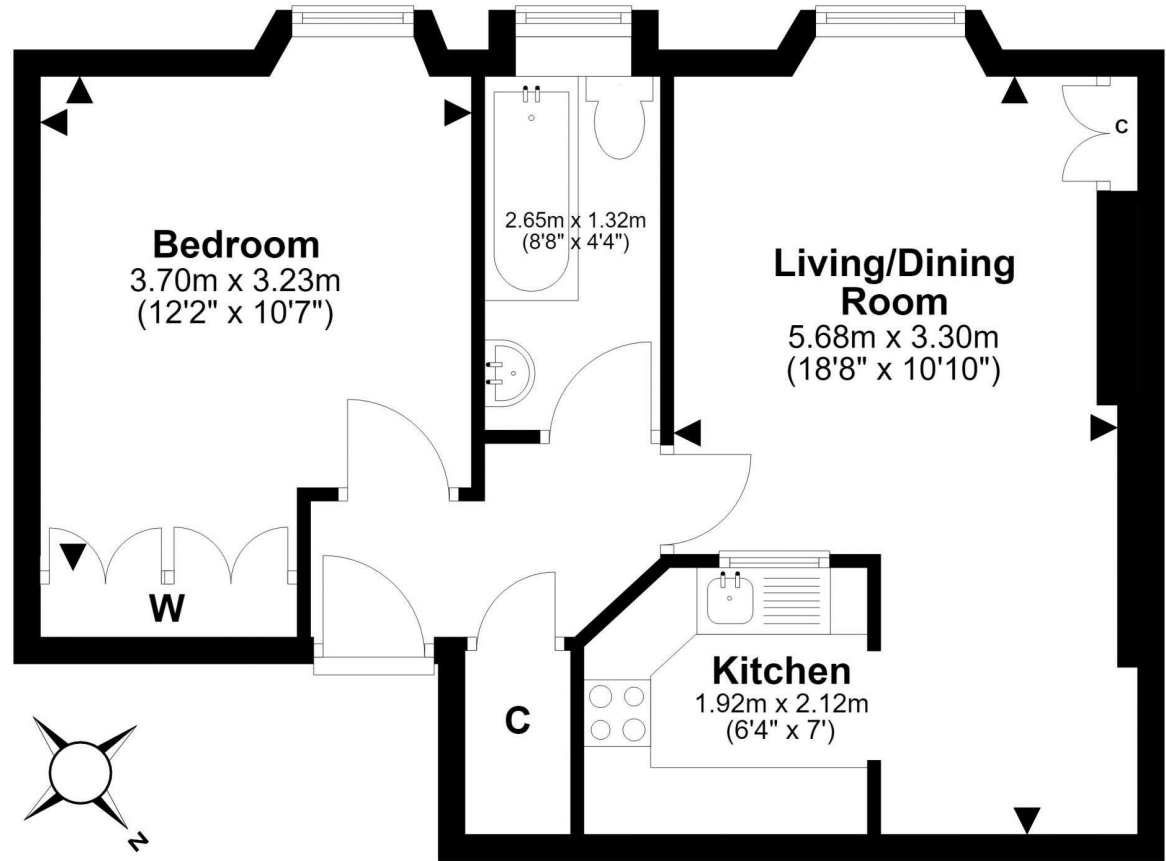
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, curtains & furniture will be included in the sale.

Dalry is a popular area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/ M9 motorway network. Further recreational facilities are available at the Fountainpark Leisure Centre including a cinema complex, bars, bistros, restaurants and the Nuffield Health Fitness & Wellbeing Gym.





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.