



23 (2F1) Dalgety Street,

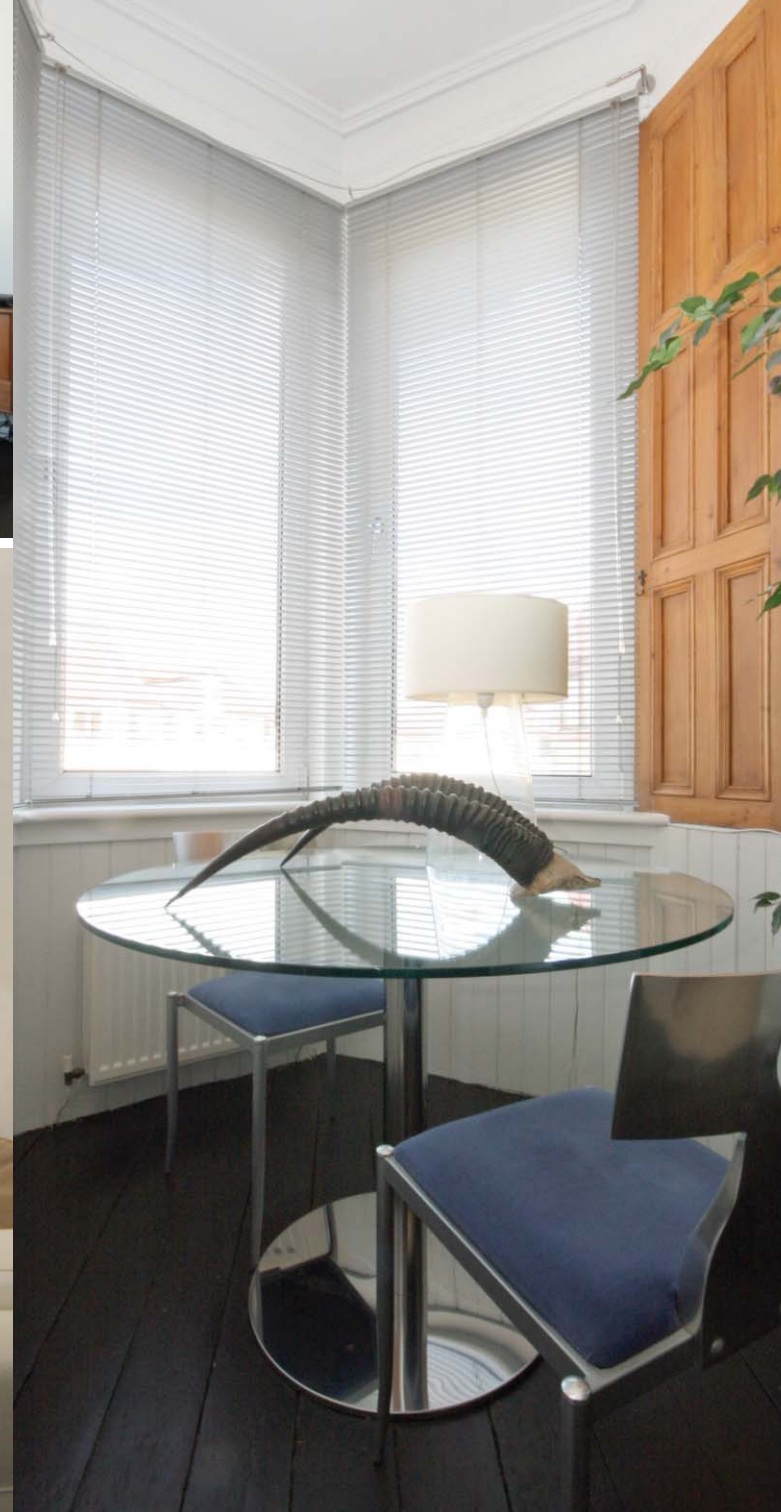


Meadowbank, Edinburgh, EH7 5UN



Description

This stunning, bright and spacious Second Floor Flat forms part of a handsome traditional corner tenement in a quiet position within the popular and highly regarded Meadowbank district, just to the east of the City Centre. The flat is entered off a well kept common stairway with security entryphone system and has been meticulously maintained and stylishly upgraded by its present owner. It enjoys the benefit of gas central heating with a combination boiler; good quality double glazed window units, a living flame coal effect gas fire in the lounge/dining room, quality fitted kitchen with integrated appliances, a split-level double bedroom with built-in mirrored wardrobes and luxury, open plan en-suite shower; a separate W.C. compartment, many attractive period features and an open aspect to the front with natural sunlight in the latter part of the day. There is a shared garden to the rear of the building and unrestricted on-street parking is available on Dalgety Street and in adjacent Dalgety Road. In summary, it is anticipated that this home will prove to be of particular interest to the first time buyer, professional couple or investor and early viewing is highly recommended to fully appreciate the quality and character on offer.



23 (2F1)

Dalgety Street, Meadowbank, Edinburgh, EH7 5UN

“Stunning, bright and spacious
Second Floor Flat, meticulously
maintained and stylishly upgraded”

Summary Of Accommodation

- Reception Hall
- Corner Bay Window Lounge/Dining Room with Living Flame Coal Effect Gas Fire
- Modern Fitted Kitchen with Integrated Appliances
- Split-Level Double Bedroom with Built-in Mirrored Wardrobes & Open Plan En-Suite
- Separate W.C. Compartment
- Gas Central Heating with Combination Boiler
- Double Glazing
- Shared Rear Garden
- Unrestricted On-Street Parking
- Security Entryphone

Home Report Value £125,000

Offers Around £125,000

Viewing

Sunday 2-4pm or telephone the Sellers on 07545 225642 for an appointment.



Meadowbank

Meadowbank lies to east of the City Centre. It offers an abundance of amenities, including a variety of shops and banking and building society. Meadowbank Retail Park, with a Sainsbury's supermarket, is located within a short walk of the flat and there is also a Morrison's supermarket at Piershill. Leisure pursuits are well catered for – the Playhouse Theatre is within easy reach, as is the Omni Centre with a cinema and a health club. Pleasant walks can be taken on Arthur's Seat and Holyrood Park. Regular bus services run from this area to the City Centre. Waverley Station is also within easy reach. The property is also conveniently situated for the A1 and Edinburgh City Bypass, allowing quick access to the Airport and the major motorway networks to the south, west and north. The East Lothian coast is also a short drive away.

Extras

To include all fitted carpets & fitted floor coverings, blinds, living flame coal effect gas fire, gas hob, electric double oven, cooker hood, washing machine, dishwasher, fridge, freezer and light fittings. Please note the decorative chandelier is not included within the sale price



Separate W.C. Compartment



EPC Band
D



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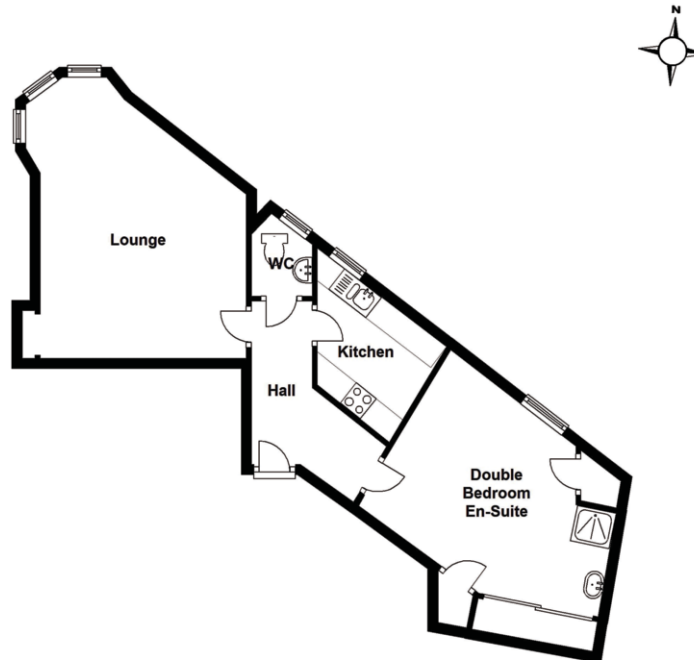
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Second Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 49.8 sq. metres (536.1 sq. feet)

The attached floor plan is simply intended to show where each room is in relation to another. It is not drawn to scale and no warranty will therefore be given as to its accuracy otherwise.

Plan produced using PlanUp.

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HOME REPORT available from selling agents:- property@vmh.co.uk

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of any replacement windows. Although every attempt has been made to ensure accuracy, the details contained within this brochure are not guaranteed or warranted and will not form part of any future contract to buy. If you are interested in this property you are advised to have your solicitor note your interest in order that you may be informed if a closing date is fixed.