



lindsays

19/1 Dalgety Road
Meadowbank, EH7 5UH

"a spacious raised ground floor flat which benefits from an allocated parking space"

- Hall
- Spacious sitting room
- Modern fully fitted kitchen
- Two double bedrooms
- Modern shower room
- Double glazing
- Electric heating
- Allocated parking space
- Landscaped communal grounds

EPC Rating D

OFFERS OVER £210,000



Description

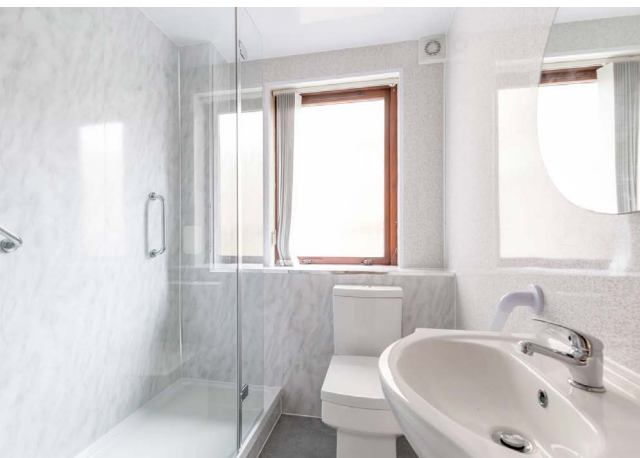
A spacious raised ground floor flat situated within an established modern development located in the popular area of Meadowbank. Set within landscaped communal grounds this lovely property offers a delightful home which benefits from an allocated parking space. In brief the accommodation comprises; hall with two storage cupboards, spacious sitting room with feature fire, modern fully fitted kitchen, two double bedrooms both with built in wardrobes, and modern shower room.

Area

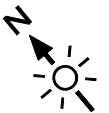
Meadowbank lies to the east of the city centre approximately 2 miles from Princes Street. It is a popular and convenient residential area of the city just minutes from the wonderful open spaces of Holyrood Park, the Palace and the Scottish Parliament. Whilst all the city centre has to offer is readily accessible via regular bus services or indeed on foot, the Meadowbank Retail Outlet is two minutes from the flat and offers a number of High Street names, as well as a large branch of Sainsbury. There are a number of popular restaurants and cafes within a few minutes on foot and a Morrisons at Jock's Lodge, a 24 hour Asda at The Jewel and a further retail outlet at Fort Kinnaird. Portobello's popular beach and promenade, restaurants and cafes are just a short distance away, as is Leith's vibrant waterfront. Proximity to the A1 and city by-pass facilitates swift access to East Lothian, as well as the west side of the city and the central motorway network, making this location ideal for both city workers and commuters.

Viewing

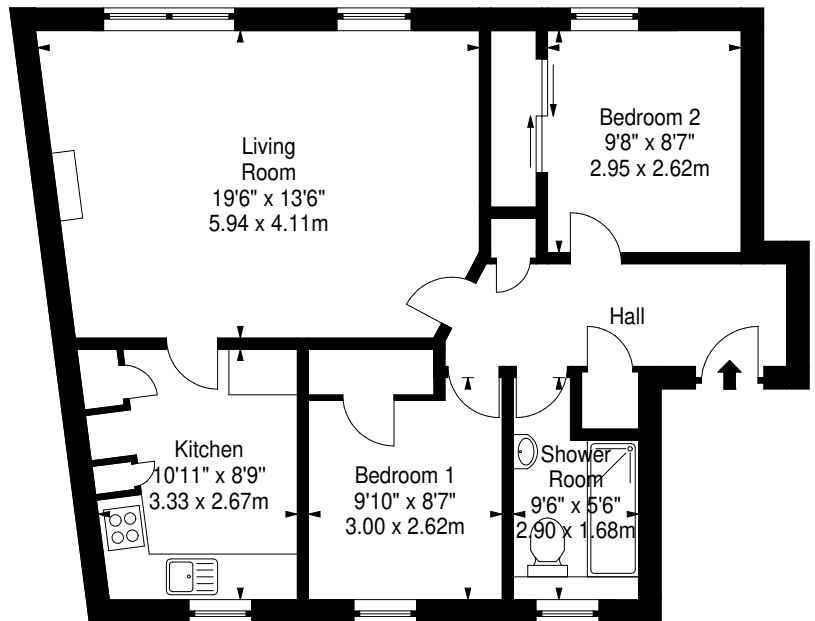
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



Dalgety Road,
Edinburgh, EH7 5UH



Approx. Gross Internal Area
697 Sq Ft - 64.75 Sq M
For identification only. Not to scale.
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Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.