



6/9 Dalgety Road
MEADOWBANK | EDINBURGH | EH7 5UJ


warners
solicitors & estate agents



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An exciting opportunity has arisen to purchase this charming one bedroom flat in the popular Meadowbank area of Edinburgh.

This well-presented home has been tastefully decorated and will offer significant appeal to first-time buyers and investors. The large double bedroom offers excellent storage via a well-sized built in wardrobe and storage cupboards. Additional storage space is available via two storage cupboards in the entrance hallway.

The main living/dining room is well-sized and provides a fabulous spot for entertaining guests. Early viewing is highly recommended to appreciate all this home has to offer. The accommodation comprises:

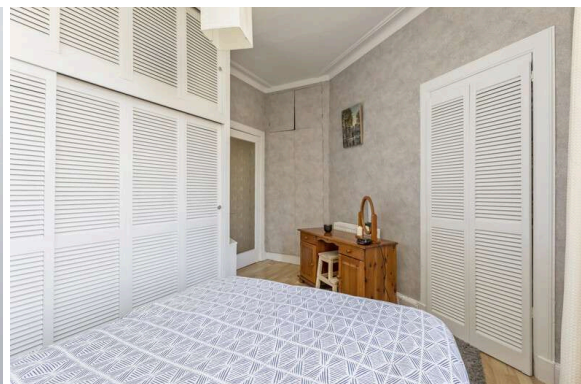
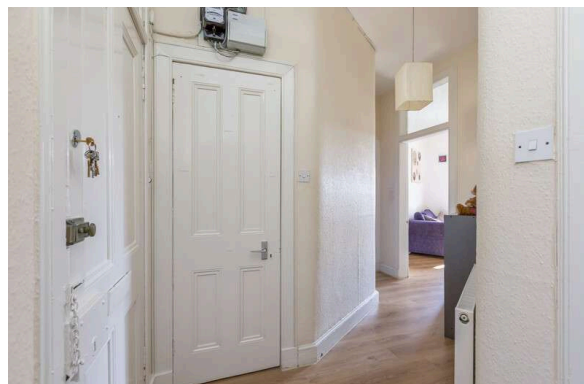
- Double bedroom with built-in wardrobe
- Well-sized living/dining room
- Separate kitchen
- Entrance hallway with storage cupboards
- Bathroom
- Double glazing
- Gas central heating

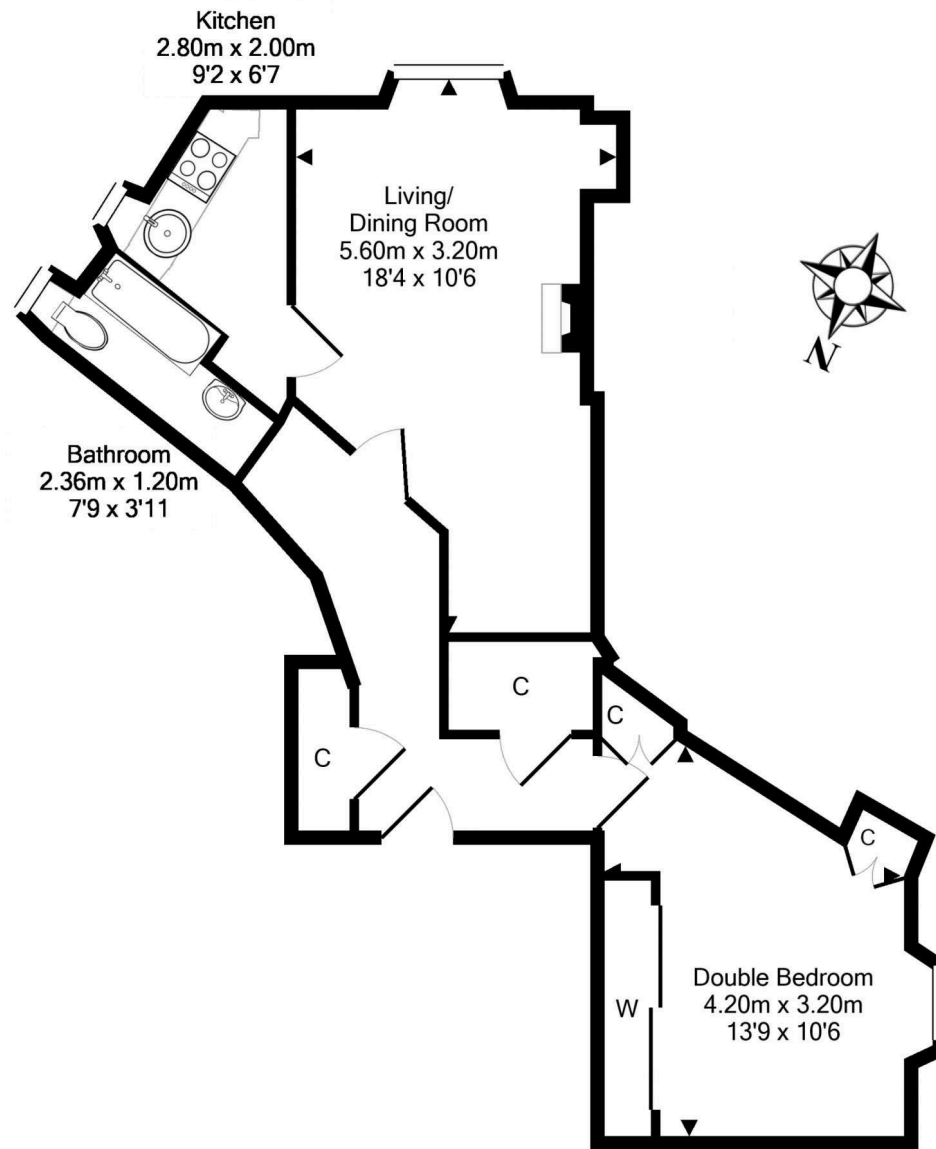
Extras: The washing machine and fridge freezer are included in the sale. EPC Rating C.

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



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 the impressive Meadowbank Retail Park, home to Sainsbury's, Marks & Spencer and TK Maxx. 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 Holyrood Park is close-by. The exciting new St James Quarter at the east end is due for completion from 2021 onwards and boasts a variety of shops, plus hotels and leisure facilities. Also expected to complete in 2021 is the new Meadowbank Stadium, which is only a short walk away. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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