



4 (1F2) Dalgety Road  
MEADOWBANK | EDINBURGH | EH7 5UJ

**warners**  
solicitors & estate agents



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Fantastic starter home - a traditional first floor tenement flat in the popular Meadowbank area. Boasting a well sized floor space with excellent amenities, regular bus services and local parklands close by.

The property requires some modernisation and opens to an entrance hall leading to the naturally lit living room/kitchen. The well proportioned bedroom offers fitted storage and a lovely view to the rear garden. The WC can be found at the end of the hallway, with the shower room on the other end.

- Double glazing.
- Electric heating.
- Double bedroom.
- Light living room/kitchen.
- Communal rear garden.
- Shower room.
- WC.
- On street parking.
- Space for washing machine.
- Space for oven/hob.

All kitchen appliances will be included in the sale. EPC Rating D.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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 boasts a variety of shops and eateries. The new Meadowbank Stadium, which is only a short walk away, is scheduled for completion soon. An efficient public transport network operates to most parts of the town and surrounding areas and the city bypass and main motorway networks are also within easy reach.



