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ESTATE AGENTS

17 (2f2) Dalgety Street, Edinburgh, EH7 5UN

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Description

Well-presented and bright one bedroom second floor flat forming part of a traditional stone built Victorian tenement close to the City Centre and with excellent amenities nearby. It would make an ideal investment property or starter flat, particularly given the convenient location for commuting to Queen Margaret University and being within walking distance of the City Centre. The flat is in good order throughout and benefits from gas central heating and double glazing.

The accommodation comprises:

- Entrance hall
- Spacious living / dining / kitchen fitted with a range of modern units with laminate worktops and appliances including an electric hob with extractor hood, electric fan oven, fridge freezer and washing machine; oak style laminate flooring
- Modern bathroom fitted with a wall hung wash basin, WC, heated towel rail and bath with mains pressure shower over
- Good sized double bedroom with a large storage cupboard also housing the gas central heating boiler

Outside and Gardens

There is a pleasant shared garden to the rear of the property which is mostly laid to lawn and has a drying area. There is unrestricted on street parking available.

Location

The property is situated in Abbeyhill to the east of the Edinburgh city centre and approximately one mile from Princes Street. It is within walking distance of the City Centre and also has frequent bus services along London Road towards Princes Street. Local amenities include a wide range of shops, theatres, cinemas and bars. Meadowbank Retail Park is a short walk from the property and has a Sainsbury's supermarket and large retail outlets offering extensive shopping facilities. Nearby Holyrood Park provides a choice of pleasant walks.

Extras

The fixed floor coverings, light fittings and kitchen appliances are included in the sale.



Viewing details

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

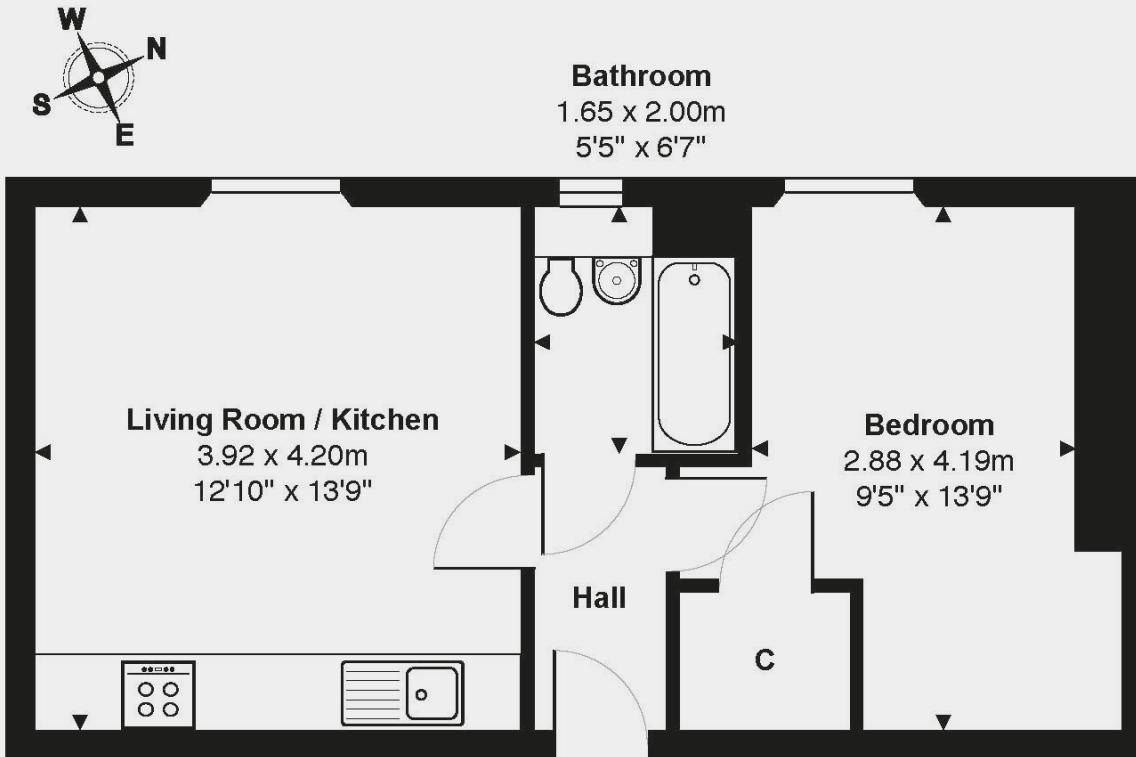
www.dmdlaw.co.uk



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Second Floor

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Total Area: 37.1 m² ... 399 ft²

All measurements are approximate and for display purposes only

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Offers can be submitted in writing, fax or email:
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