

GILSON GRAY

LAW • PROPERTY • FINANCE

7/2 DALGETY ROAD
Meadowbank, Edinburgh, EH7 5FP



IMMACULATE GROUND-FLOOR APARTMENT

Immaculately presented in a true move-in condition, this ground-floor apartment forms part of an attractive, contemporary development and enjoys two bedrooms, an open-plan living area, a bathroom, and a shower room, plus two private patios and secure underground parking. The apartment is situated in Meadowbank, enviably close to a wealth of amenities.

A secure shared entrance leads to the apartment's ground-floor front door, where a hall (with two large built-in cupboards) welcomes you inside and sets the tone for the interiors to follow with neutral décor. To the left of the hall, you step into an open-plan kitchen, living and dining room. Offering a fantastic open space for everyday life and entertaining alike, the room continues the presentation of the hall with the same pared-back décor, and plenty of space is provided for configurations of furniture catering for both relaxation and dining. The kitchen is fitted to one corner and comes appointed with contemporary gloss-cream wall and base cabinets and a spacious worktop. The room also features a door opening onto a private patio, perfect for alfresco dining and entertaining.

FEATURES

- Contemporary development in Meadowbank
- Immaculate ground-floor apartment
- Secure shared entrance
- Hall with built-in storage
- Open-plan kitchen/living/dining room
- Contemporary kitchen design
- Two double bedrooms
- One en-suite shower room
- Separate bathroom
- Two private patios
- Secure underground parking





TWO DOUBLE BEDROOMS ONE WITH AN EN-SUITE SHOWER ROOM

The apartment's two bedrooms are spacious and continue the neutral décor of the preceding accommodation, with fitted carpets offering optimum comfort underfoot. The bedrooms are both accompanied by built-in wardrobes and the principal further benefits from access to a second large private patio and an en-suite shower room with a large shower enclosure, a basin set into storage, and a WC. A bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a WC-suite, and vanity storage.

Externally, the apartment boasts two private patios and benefits from access to secure underground parking.

Extras: Integrated kitchen appliances will be included in the sale.





MEADOWBANK, EDINBURGH

Situated to the east of the city centre and directly north of majestic Holyrood Park, the thriving suburb of Meadowbank is cherished for its leafy streets, vibrant social scene and excellent local amenities. Meadowbank Shopping Park is home to a selection of retail outlets and a large Sainsbury's supermarket, while nearby Easter Road is lined with an array of local shops and businesses, plus a vibrant blend of cafes, pubs, and restaurants. Residents of Meadowbank have a whole host of sport and fitness activities right on their doorstep, and the re-opening of Meadowbank Sports Centre offers state-of-the-art facilities including athletics tracks, sports halls, a gym, and fitness studios. For those who prefer to exercise in the great outdoors, the vast open space of scenic Holyrood Park is perfect for relaxed strolls or cycles, and an invigorating hike up Arthur's Seat promises breath-taking views of Edinburgh's iconic cityscape. Meadowbank is within the catchment area for early years and primary schooling and is popular with city workers, with swift links into the centre via London Road by car, bus, or bike, as well as convenient access to the A1 and Edinburgh City Bypass.

EPC
RATING:

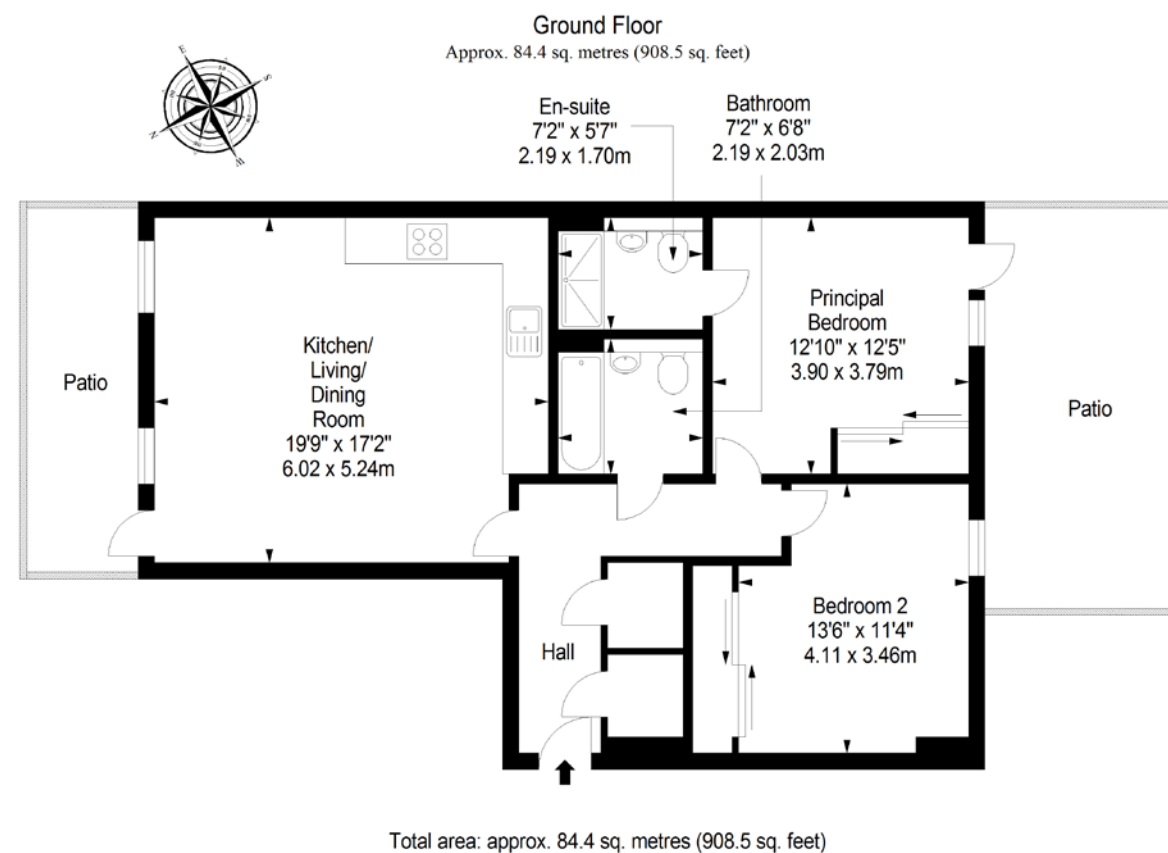


COUNCIL
TAX BAND:



VIEWINGS

By appointment with Gilson Gray on 0131 516 5366





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BORDERS

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