



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**7/8 DALGETY ROAD**

Meadowbank, Edinburgh, EH7 5FP



Located just over a mile from Edinburgh city centre, within a landscaped development enjoying a leafy open outlook, this third/top-floor flat boasts a generous open-plan living/dining area with a sleek integrated kitchen, two double bedrooms with storage, and an en-suite shower room and a bathroom with a shower-over-bath, both stylishly appointed. Minimalist interiors create a light and airy home, which benefits from access to secure allocated parking and a shared bike store, as well as proximity to the scenic Lochend Park.

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

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## FEATURES

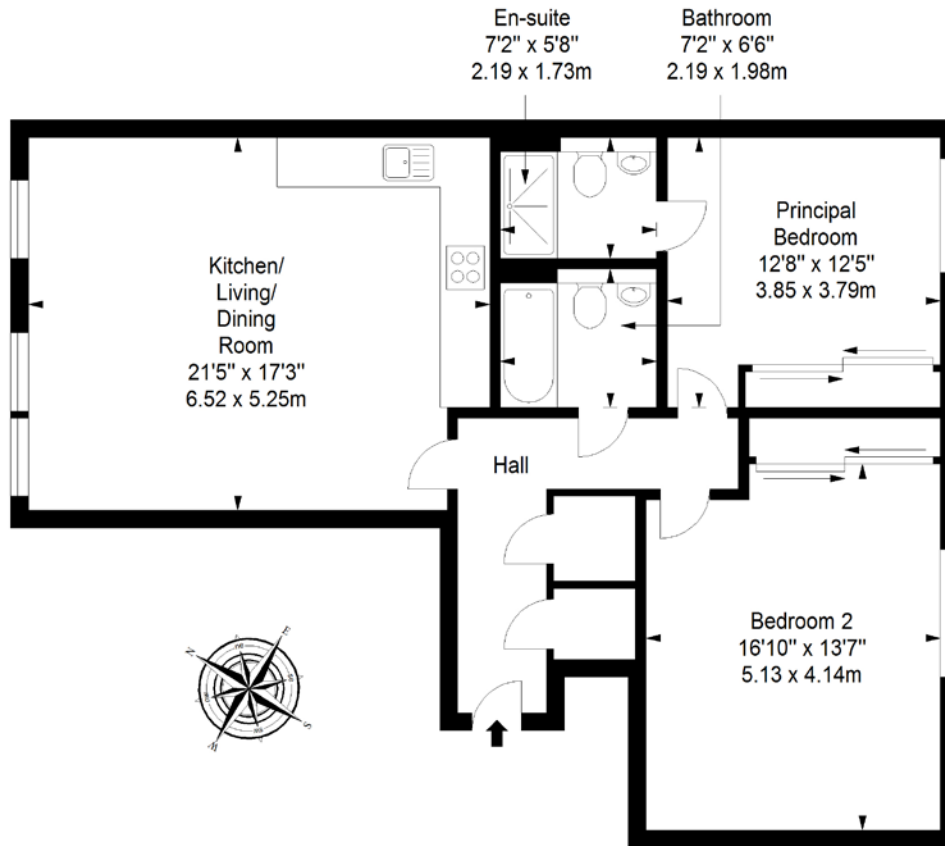
- Popular central address
- Established modern development
- Top/third-floor flat with an open aspect
- Video entry system & shared lift service
- Entrance hall with storage
- Open-plan living/dining room & integrated kitchen
- Two double bedrooms with built-in wardrobes
- En-suite shower room
- Bathroom with shower-over-bath
- Landscaped communal garden grounds
- Allocated secure underground parking
- EPC Rating - C
- Council Tax Band - E



"OPEN-PLAN LIVING/DINING ROOM & INTEGRATED KITCHEN AND TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES"



**Third Floor**  
Approx. 92.6 sq. metres (996.8 sq. feet)



Total area: approx. 92.6 sq. metres (996.8 sq. feet)

GILSONGRAY.CO.UK

**EDINBURGH**

29 Rutland Square  
EH1 2BW  
0131 516 5366



**GLASGOW**

160 West George Street  
G2 2HQ  
0141 530 2021



**EAST LOTHIAN**

33 Westgate  
EH39 4AG  
01620 893 481



**DUNDEE**

11 South Tay Street  
DD1 1NU  
01382 201 000



**BORDERS**

01890 880 008

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