

COULTERS<sup>©</sup>

# 3/10 DALGETY ROAD

MEADOWBANK, EDINBURGH, EH7 5FP

 3 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

3/10 Dalgety Road is an exceptional modern Penthouse apartment, beautifully decorated with tasteful colour choices that stylishly combine with contemporary fixtures and fittings. The home is part of a modern apartment building with fantastic views of Arthur's Seat & Holyrood Park from a long private roof terrace. The long entrance hall leads to a strikingly spacious open plan lounge / kitchen / dining room, flooded with natural light from both ends of the room and beautiful wood flooring.

## KEY FEATURES



Stylish Penthouse flat with wonderful views of Arthur's Seat & Holyrood Park



Three double bedrooms, one with en-suite



Private South East facing roof terrace.



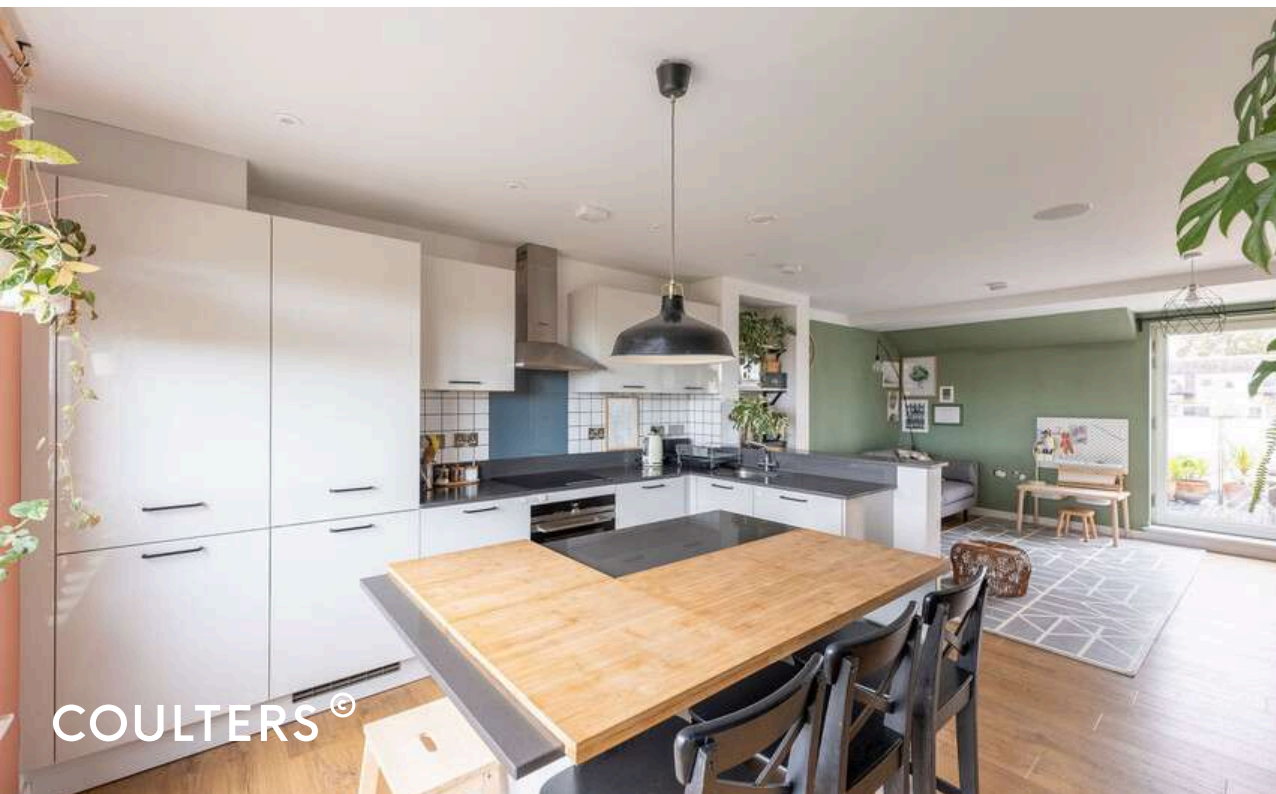
Allocated private parking space.



Located in the popular area of Meadowbank.



Excellent local amenities nearby.







The kitchen area has a series of white fitted wall and base mounted units in addition to a breakfast bar and integrated appliances. Patio doors in the livingroom area open onto the private roof terrace. The sumptuous master bedroom has access to the terrace, in addition to fitted wardrobes and a gorgeous en-suite with large walk-in shower, WC and wash stand. The two further double bedrooms both benefit from fitted wardrobes and carpets. A family bathroom comprises; bath (with shower over), WC and wash stand. The attractive communal grounds are well maintained and there is an underground, allocated residents parking space with CCTV, in addition to unrestricted parking on the surrounding streets.







## THE LOCAL AREA

Meadowbank is a popular, high amenity located to the east of Edinburgh's City Centre. The area lies adjacent to Holyrood Park and Arthurs Seat which provide a vast array of walking trails. Nearby Lochend Park offers a gorgeous lake and a children's playground.

Meadowbank Retail Park houses a Sainsbury's supermarket and there are a variety of independent shops and cafes in nearby Abbeyhill and Easter Road. The state-of-the-art Meadowbank Sports Centre offers a gym and sport pitches and numerous fitness classes.

Regular buses run along London Road west towards the City Centre and east towards Portobello. By car both locations are approximately ten minutes away.

## EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factor is Simply Factors and the monthly factoring costs are approximately £127 per month including buildings insurance.

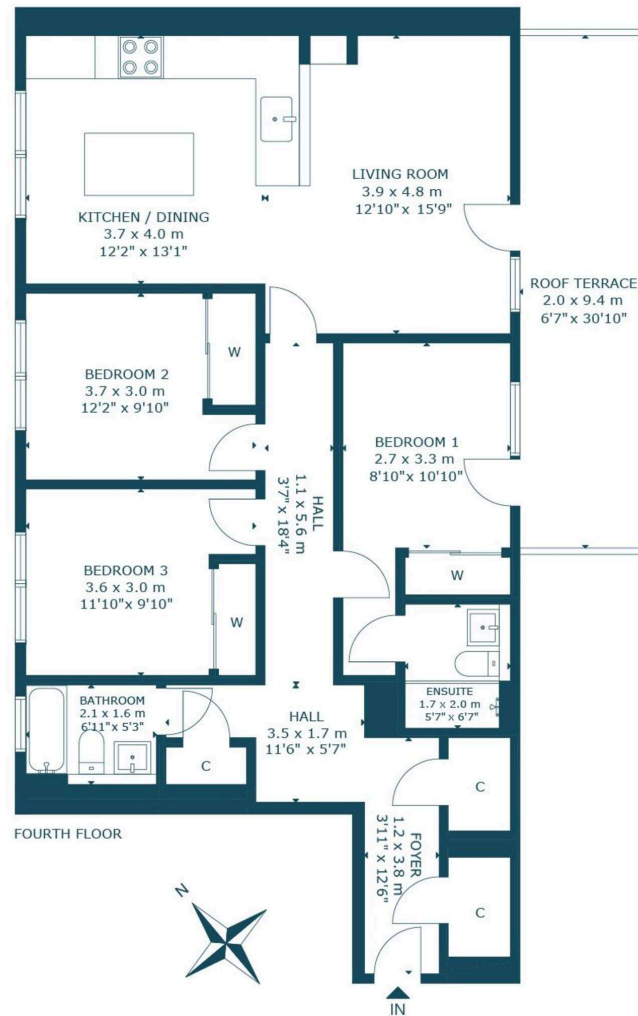






COULTERS®





FOURTH FLOOR



3/10 DALGETY ROAD, MEADOWBANK, EDINBURGH  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,091 SQ FT / 101 SQ M  
 BALCONY 202 SQ FT / 19 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.