



Solicitors & Estate Agents










Offers Over  
**£140,000**

## 22/11 Springwell Place

Dalry | Edinburgh | EH11 2HY

Traditional Edinburgh tenement building with the property in question occupying the second floor. The property is ideally suited to any first time buyer or young professional, the location offers excellent local amenities and easy access to the city centre via public transport and commuting links nearby.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  On Street Permit Parking
-  Communal Rear Gardens
-  EPC Rating – E
-  Council Tax Band - B



## Description

The open-plan layout of this property seamlessly integrates the reception area with a front-facing aspect, the well-equipped kitchen features fitted units, a built-in oven, hob, and hood, complemented by a matching worktop and splashback. A convenient breakfast bar adds a functional touch to this space. The generous double bedroom, complete with ample built-in wardrobe and storage space, all enhanced by a front-facing aspect. The shower room is efficiently designed, featuring a 2-piece suite alongside a cubicle with an electric shower for added convenience.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Parking

Ample on street parking is available with a permit for the area, the zone is S4 and enquiries should be made to the local council, further pay and display spaces are available on the street.

## Viewing

Please contact Neilsons on 0131 625 2222.



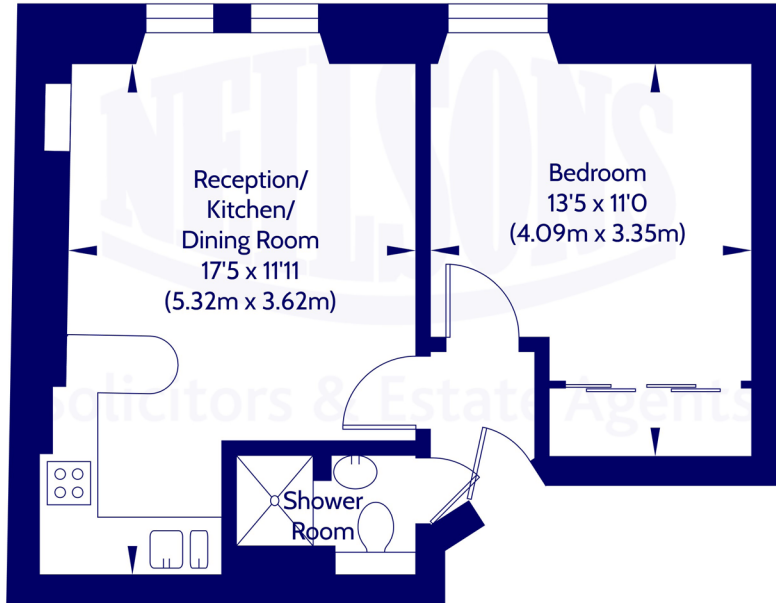


## Location

The popular neighbourhood of Dalry is located just to the west of Edinburgh City Centre, close to the West End and Haymarket. Excellent local shops and services provide for day-to-day needs with Scotmid and Lidl Supermarkets and a good selection of independent stores. The area enjoys a thriving restaurant scene with a choice of highly regarded eateries located on Dalry Road. A wide choice of leisure and entertainment facilities are close at hand and excellent transport links provide swift access around the city by bus or tram. Haymarket Railway Station is within easy walking distance and by road, the A8 connects quickly to the bypass and central motorway network.



Second Floor  
Approx. Internal Area 35.71 Sq M / 384 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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