



I, 2F3 Downfield Place
Edinburgh, EH11 2EH

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Gorgie offers a comprehensive range of services and other amenities including Sainsbury's, banking, Post Office facilities, dentists and doctors. Leisure and recreational opportunities nearby include Saughton Public Park, Gorgie City Farm, Tynecastle Football Stadium and Fountain Park Entertainment Centre which include a cinema, Gym, Gambados Indoor Soft Play Centre as well as various restaurants. Schooling is available locally from nursery to senior level with Napier University close by for the more mature student.

Excellent public transport links provide easy, quick access to the City Centre and beyond. The Edinburgh City Bypass, Edinburgh International Airport, the Forth Road Bridge and the major A1 motorway networks are all easily accessible by car.

DESCRIPTION

Downfield Place is a well presented second floor flat, forming part of an attractive period terrace, located in the high amenity district of Dalry. Perfect for the first time buyer or buy-to-let investor, this well-proportioned property is offered to the market in genuine move-in condition. The property comprises: secure entry; welcoming hallway with large storage cupboard off; open plan living room with well-appointed kitchen off with ample floor and wall mounted storage cupboards; double bedroom with built-in wardrobe space and a modern shower room with sink, WC, heated towel rail and mains fed shower which completes the accommodation on offer. The property further benefits from double glazing and gas central heating. There is an extensive communal garden to the rear of the building as well as ample on street permit parking.

The energy efficiency rating for this property is band C.

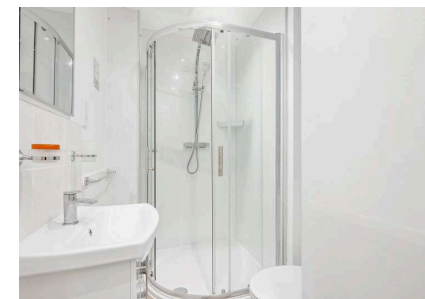
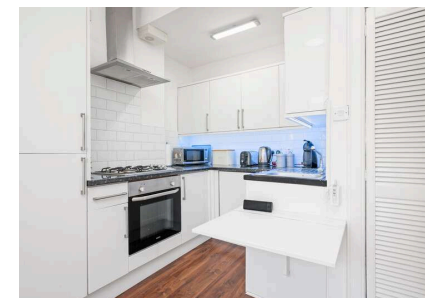
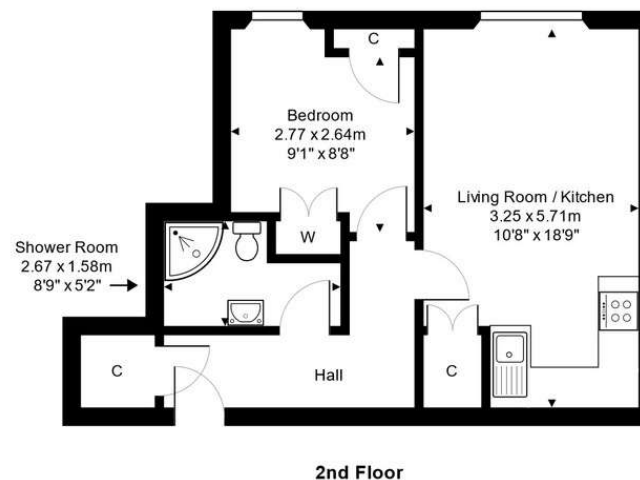
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

2f3, 1, Downfield Place, Edinburgh, EH11 2EH

Total Area: 39.4 m² ... 424 ft²

All measurements are approximate and for display purposes only



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