










Offers Over
£150,000

24/5 Springwell Place

Dalry | Edinburgh | EH11 2HY

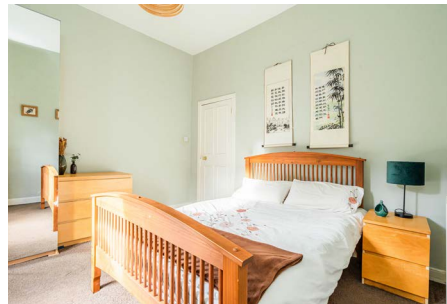
This attractive and spacious flat forms part of a traditional tenement, quietly located within the Dalry district close to a host of excellent local amenities and transport links. The property would undoubtedly appeal to young professionals and internal viewing is highly recommended.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom and WC
-  On Street Permit
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



Description

In brief the accommodation comprises; a welcoming hallway with great storage facilities, an open-plan reception area boasting a delightful view overlooking the communal garden, a fitted kitchen with white wall and base units, complemented by a wood-effect worktop and tiled splash areas, complete with a convenient breakfast bar with laminate flooring throughout, which enhances the space's warmth and durability. A spacious double bedroom, adorned with soft carpeting and with a tranquil garden view and separate WC for convenience, while a dedicated shower room offers added functionality.



Extras

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

Gardens and Parking

There is a communal garden located to the rear of the property and permit/metered parking is available to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

This property is located in the popular residential area of Dalry, which is situated approximately two miles west of Edinburgh City Centre.

Dalry is within comfortable walking distance of Princes and George Street and Haymarket train station is close at hand.

The area is well served by a frequent bus and tram service to the City Centre and surrounding areas. The City Bypass is also within close proximity, giving access to central Scotland's main motorway network.

An excellent selection of specialist shops, cafes, bars and restaurants can be found in the immediate vicinity as well as a Co-op, Lidl and a large Sainsburys supermarket in neighbouring Gorgie.

There are a good range of leisure facilities in the surrounding area including Carrick Knowe Golf Course, Nuffield Fitness and Wellbeing Centre, Murrayfield Stadium, Edinburgh Zoo and a large Pure Gym.

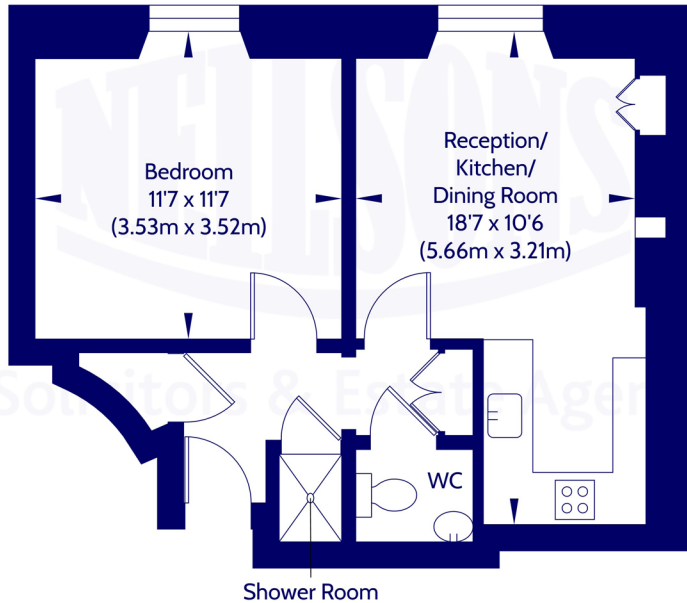


First Floor

Approx. Internal Area 35.72 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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