



19/7 Dalgety Road
Meadowbank, Edinburgh, EH7 5UH





19/7

Dalgety Road

Bright and spacious top floor flat situated within a modern development in the popular Meadowbank area

- Entrance hallway with storage cupboards
- Open plan living/dining/kitchen
- Main bedroom with fitted wardrobes
- Two further bedrooms
- Modern shower room
- Landscaped communal gardens
- Electric heating
- Double glazing
- Allocated parking space

Offers Over £230,000

Home Report: £240,000

EPC Rating: C

Council Tax: E

Tenure: Freehold

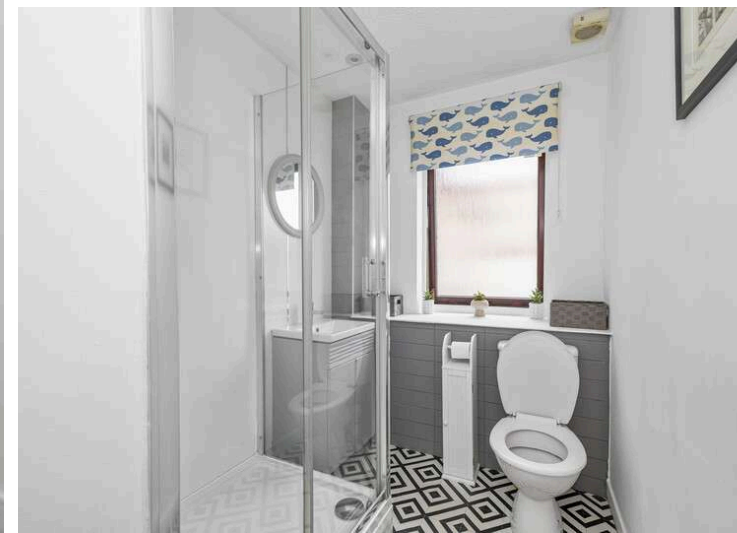
A spacious top floor flat situated within a modern development located in the popular area of Meadowbank.

Set within landscaped communal gardens, the property also benefits from an allocated car parking space.

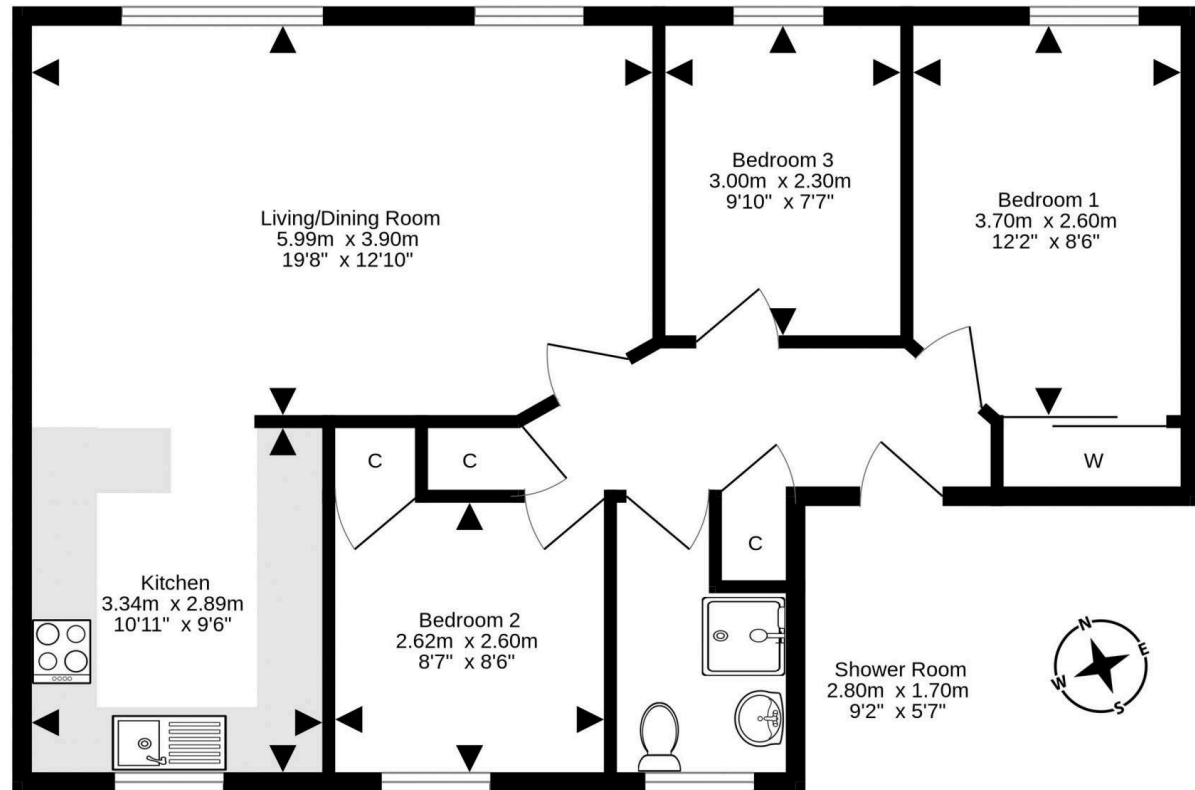
The accommodation comprises entrance hallway with two storage cupboards, open plan living/kitchen/dining area, principal bedroom with fitted wardrobes, bedroom 2 with fitted wardrobe, further bedroom and modern shower room. The property benefits from electric panel and storage radiators and double glazing.

Extras: all blinds, curtains, light fittings, carpets and floor coverings, cooker and hob, fridge freezer and washing machine are included in the sale.

Factor: The property is factored by Charles White with a monthly fee of £61.75 inclusive of block buildings insurance.



Situated to the east of the City Centre and directly north of majestic Holyrood Park, the thriving suburb of Meadowbank is cherished for its leafy streets, vibrant social scene and excellent local amenities. Meadowbank Retail Park is home to a selection of shopping outlets and a large Sainsbury's supermarket, while nearby Easter Road is lined with an array of local shops and businesses, plus a vibrant blend of cafes, pubs and restaurants. Residents of Meadowbank have a whole host of sport and fitness activities right on their doorstep, and the re-opening of Meadowbank Sports Centre offers state-of-the-art facilities including athletics tracks, sports halls, a gym and fitness studios. For those who prefer to exercise in the great outdoors, the vast open space of scenic Holyrood Park is perfect for relaxed strolls or cycles, and an invigorating hike up Arthur's Seat promises breath-taking views of Edinburgh's iconic cityscape. Portobello Beach, with its long stretch of golden sand, is also just a short drive away, which is ideal for families and anyone looking to be near the coast. Meadowbank is within the catchment area for early years and primary schooling and is popular with city workers, with swift links into the centre via London Road by car, bus, or bike, as well as convenient access to the A1 and Edinburgh City Bypass.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024



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