

26/6 Springwell Place
Edinburgh, EH1 2HY



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

Dalry is a popular area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/M9 motorway network. Further recreational facilities are available at the Fountainpark Leisure Centre including a cinema complex, bars, bistros, restaurants and the Nuffield Health Fitness & Wellbeing Gym.

DESCRIPTION

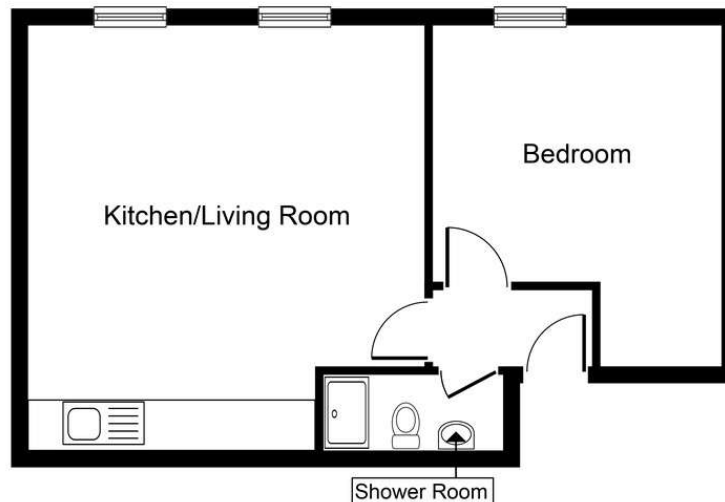
26/6 Springwell Place is a well presented first floor flat, forming part of an attractive period terrace, located in the high amenity district of Dalry. Perfect for the first time buyer or buy-to-let investor, this well-proportioned property is offered to the market in genuine move-in condition.

The property comprises: secure entry; welcoming hallway; open plan living room with well-appointed kitchen off with ample floor and wall mounted storage cupboards; double bedroom and a modern shower room with sink, WC 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.

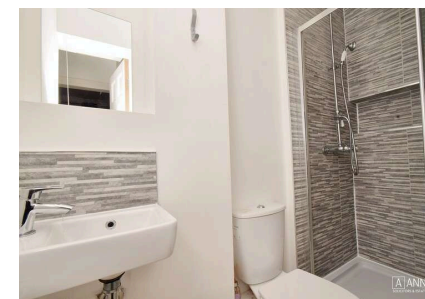
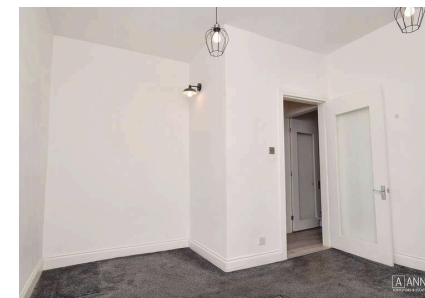
The energy efficiency rating for this property is band C.

COUNCIL TAX

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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