



GILSON GRAY

LAW • PROPERTY • FINANCE

1 DALGETY STREET

Meadowbank, Edinburgh, EH7 5UN



Forming part of a handsome, traditional tenement in Meadowbank, this main-door ground-floor flat is beautifully presented with understated, yet stylish modern interiors, enhanced by some characterful features and enjoying the airiness and generous proportions expected of a tenement flat. The flat offers an open-plan kitchen, living, and dining room, two double bedrooms, and a shower room. The flat's front door is approached via the private, fenced front garden and it opens into a bright and welcoming hallway with two built-in storage cupboards (one of which is a walk-in cupboard), setting the tone for the interiors to follow with neutral décor and wood flooring. The hall flows openly into the kitchen, living, and dining room on the right, where ample space is provided for layouts of lounge and dining furniture, and the kitchen itself is fitted with contemporary grey wall and base cabinets, granite worktops, metro-tiled splashbacks and made to measure double roller privacy blinds which provide a bright airy room while ensuring privacy from the outside world.



FEATURES

- Main-door ground-floor flat in Meadowbank
- Forming part of a traditional tenement building
- Immaculate, contemporary interiors
- Entrance hall with two built-in storage cupboards
- Open-plan kitchen, living, and dining room
- Two generous and airy double bedrooms (one with a built-in wardrobe)
- Modern shower room
- Private, sandstone paved front garden
- Access to a shared rear garden
- Controlled on-street parking (Zone N6)
- Gas central heating and double glazed windows



Light grey upper kitchen cabinets.

Stainless steel range hood.

Light grey upper kitchen cabinets with blue jars on top.

Light grey countertop with a wooden cutting board and various kitchen items.

Light grey lower kitchen cabinets with a built-in oven.

Colorful abstract painting.

White open shelving unit with books and decorative items.

Bright orange leather sofa with a patterned cushion.

Large window with a white frame and a plant on the sill.

Colorful abstract painting.

Wooden dining table with four white chairs.



The room continues the attractive presentation of the entrance area with the same pristine décor and wood flooring, and it is filled with natural light through large, triple-aspect windows. The flat accommodates two generous and airy double bedrooms, both attractively presented with neutral décor and fitted carpets for optimum comfort underfoot. The larger bedroom has a generous alcove that is ideal for use as a dressing area or study space, as well as a good-sized built-in wardrobe. The second bedroom is currently set up as an additional living area, showcasing the flat's versatility. The shower room comprises a walk-in enclosure with a rainfall showerhead, a wall-mounted basin, a floating WC, and a tall chrome towel radiator. The home further benefits from gas central heating with space-saving upright radiators and fully double-glazed windows. Externally, the flat has its own private garden area to the front, paved with sandstone, for easy upkeep, and it benefits from access to a shared rear garden. Permit parking on Dalgety Street falls under Zone N6.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge, freezer, dishwasher, plus the kitchen and living room's made to measure double roller privacy blinds will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





MEADOWBANK

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 Shopping Park is home to a selection of retail 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. 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.

EPC RATING:



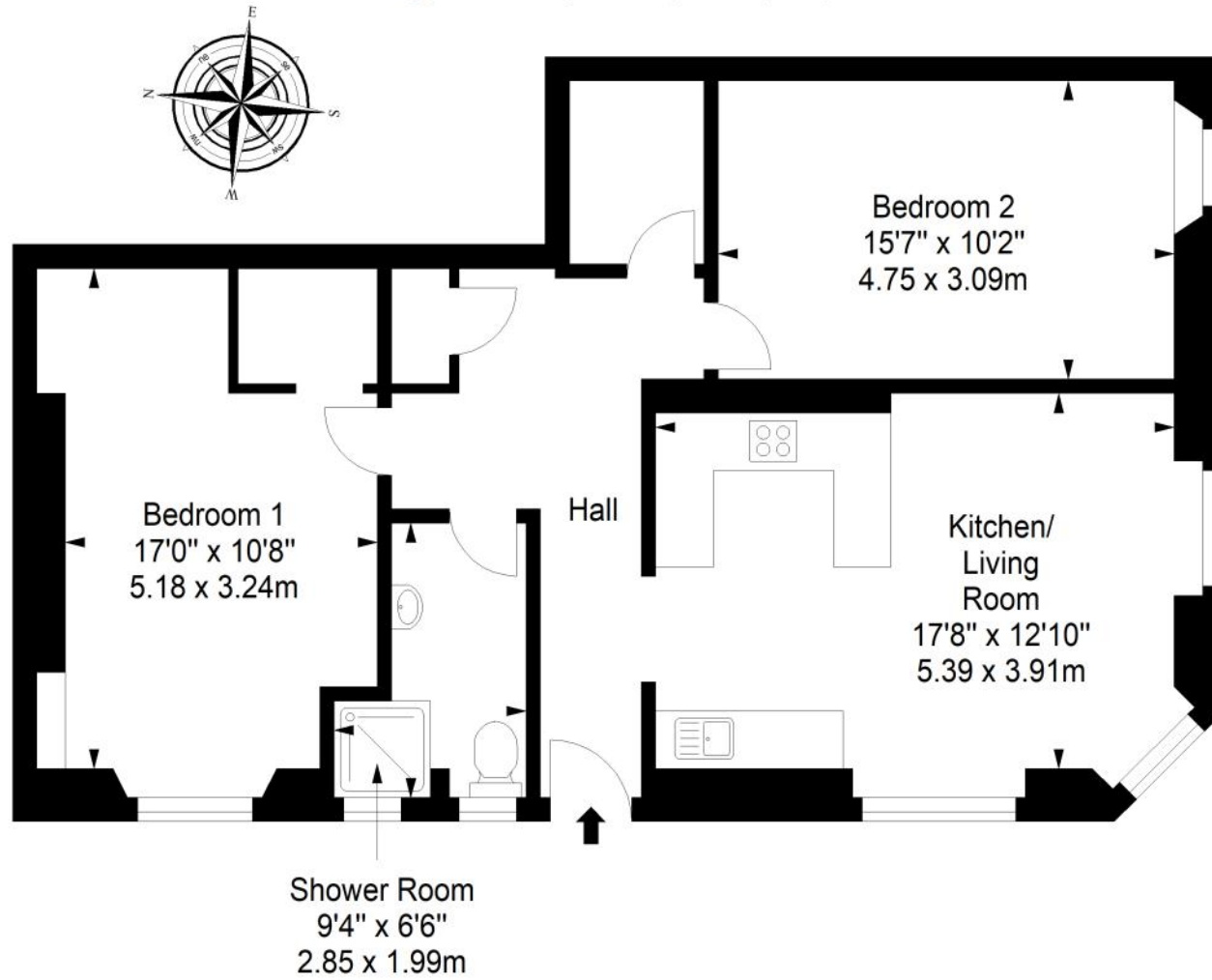
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 78.3 sq. metres (842.8 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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