



GILSON GRAY

LAW • PROPERTY • FINANCE

FLAT 5, 7 DALGETY ROAD

Meadowbank, Edinburgh EH7 5FP



This two-bedroom, second-floor apartment enjoys a central city location in sought-after Meadowbank, within walking distance from the city centre. It offers access to excellent amenities, shops, green space, the beach and commuter links. The flat also boasts an open-plan living and dining kitchen, a sun-filled principal bedroom with a fitted wardrobe and en-suite shower room and a versatile second double bedroom with a built-in wardrobe. Completing the home is a family bathroom with a heated towel rail and shower-over-bath. Externally, 7 Dalgety Road offers buyers underground parking and well-kept communal grounds. Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. No warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition. Factoring Information: There is a factoring arrangement with Simply Factors. The monthly charge for this service is around £95 per month.

FEATURES

- Second-floor flat in a contemporary development
- Situated in sought-after Meadowbank
- Lovely canopy views
- Neutral interiors, in move-in condition
- Entrance hall with storage
- Generous open-plan living/dining kitchen
- Sunny main bedroom with wardrobe and en-suite
- Versatile second double bedroom with wardrobe
- Modern family bathroom
- Well-kept shared grounds
- Underground residents' parking
- Gas central heating and double glazing



Candy

SIEMENS





"THIS TWO-BEDROOM, TWO-BATHROOM SECOND-FLOOR APARTMENT ENJOYS HANDY PROXIMITY TO EXCELLENT AMENITIES, PARKS, SHOPS AND BUS LINKS."





EPC RATING:

B

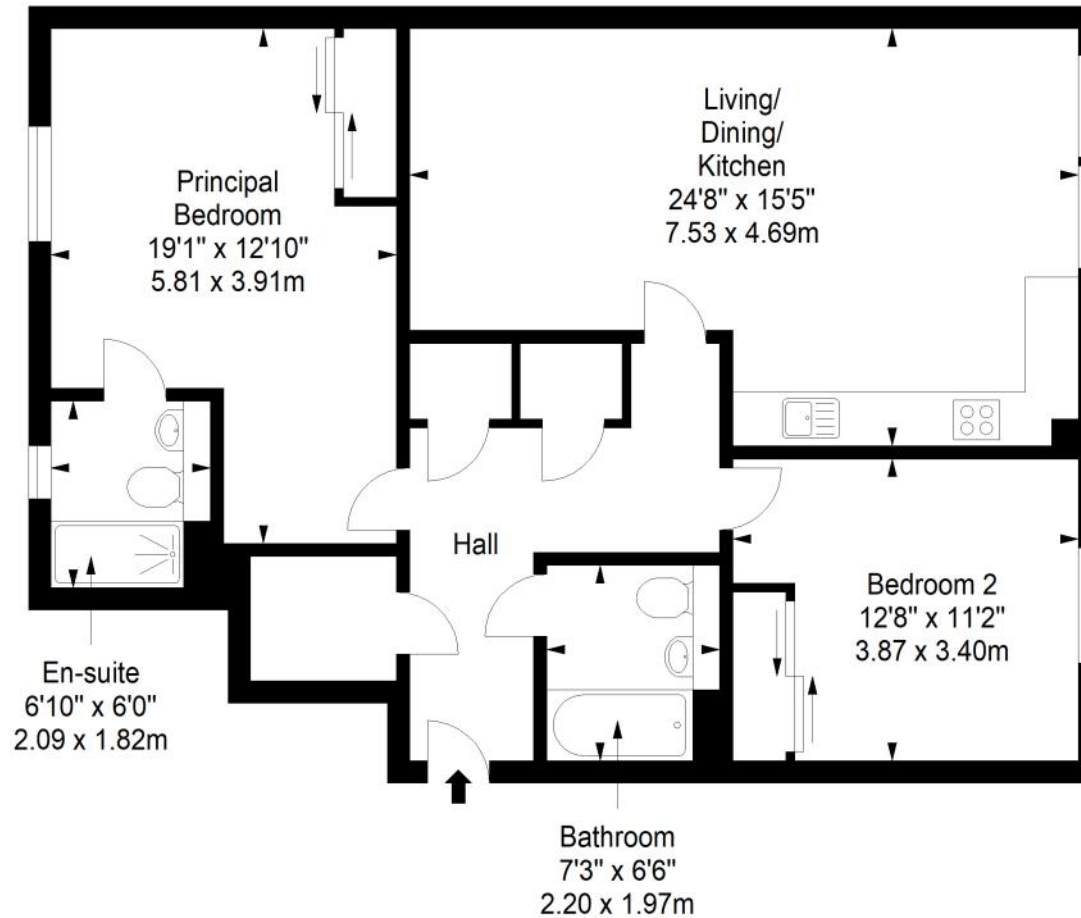
COUNCIL TAX BAND:

E

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Second Floor

Approx. 89.3 sq. metres (961.2 sq. feet)



Total area: approx. 89.3 sq. metres (961.2 sq. feet)



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BORDERS

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.