



**29/5 Springwell Place
Edinburgh, EH11 2HX**

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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

Located between Gorgie and Haymarket, Dalry is perfectly positioned for accessing Edinburgh's Financial District and the West End. Haymarket Railway Station with the tram link to Edinburgh International Airport is within a ten-minute walk and regular bus services take you into the West End and the City Centre. Dalry has a vast array of local retailers including pharmacies, convenience stores and takeaways. There is also a Lidl supermarket and Co-op Food store, both within a five-minute walk. Dalry Swim Centre has a pool, gym and fitness classes and Fountain Park, located close to the area, has a Cineworld, ten pin bowling and a variety of other activities and restaurants. Excellent public transport links provide easy, quick access to the City Centre and beyond. The Edinburgh City Bypass, Edinburgh International Airport, the Forth Road Bridge and the major A1 motorway networks are all easily accessible by car.

DESCRIPTION

29/5 Springwell Place is a modern first-floor one bedroom flat in the heart of Edinburgh in the popular Dalry area.

The accommodation comprises: secure door entry; well maintained stair; hallway with cupboard off; living room which benefits from a large window and beautiful cornicing; separate kitchen with floor to wall units; good sized double bedroom with walk in cupboard and bathroom with heated towel rail.

Further benefits include gas central heating, communal rear garden and on-street permit parking and pay and display for visitors alike.

EPC RATING

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.

A ANNAN
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Disclaimer - These particulars do not form part of any contract or missive to be entered into with a prospective purchaser. All statements and measurements contained herein are believed to be correct but are not warranted or guaranteed. Intending purchasers must satisfy themselves as to the accuracy. No guarantee is given as to the working conditions of any appliance mentioned in these particulars. The photographs shown solely belong to Annan Solicitors and Estate Agents.

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