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6/2 Downfield Place, Edinburgh, EH11 2EW

Light & Tastefully Presented, One Bedroom, Ground Floor Flat

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Property Description

Light and well presented, one-bedroom, ground flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Dalry area, just west of Edinburgh city centre.

Comprises an entrance hall, open plan living room and kitchen, double bedroom, a WC and a shower room.

Freshly prepared for the market with a newly fitted kitchen and bathroom, new modern flooring and light neutral decor - ready-to-move-in. In addition, there is new electric heating, double-glazed windows, and a secure entry system.

Externally there is a well-maintained shared garden, a low-maintenance private garden to the front; and zoned on-street parking to the front.

The hall gives access throughout and features a consumer unit cupboard also housing the secured entry handset. An open-plan public room includes a shelved press, wood effect flooring and a pendant light fitting. Set to the rear of the room, modern fitted kitchen units include stone-wood worktops, a sink with drainer, and an integrated electric oven and ceramic hob.

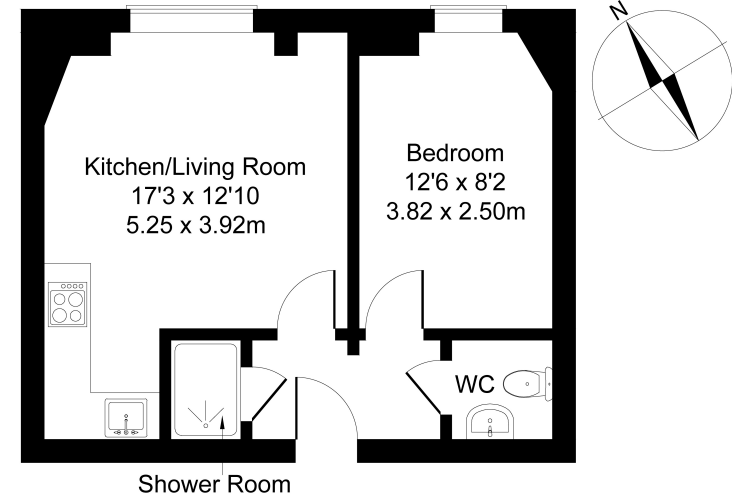
A good-sized bedroom features wood-effect flooring and a pendant light fitting. Completing the accommodation, set internally off the hall is the shower room with an electric shower unit, whilst a separate WC is also set internally and fitted with a two-piece suite and a ladder-style radiator.

No Onward Chain



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Approximate Gross Internal Area: (366 sq ft - 34 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Dalry is a high-amenity area within walking distance of Haymarket Station, Edinburgh's West End and the city centre. There is excellent local shopping, with specialist shops and supermarkets close by, including Co-operative and Lidl supermarkets, whilst a Sainsbury's and Aldi are located in nearby in Gorgie. There is an extensive range of cafes, bars and restaurants both in Dalry and the nearby West End. whilst

leisure facilities include the Fountain Park complex with a multi-screen cinema and fitness centre, and the Dalry Swim Centre. Dalry is also convenient for Napier and Heriot-Watt universities, and Edinburgh College. There are highly frequent bus services, whilst the tram network is available from Haymarket for direct connections to Edinburgh Airport or the city centre.





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