



29/12 Springwell Place, Edinburgh, EH11 2HX

Immaculately Presented, One-Bedroom, Second-Floor Flat

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Property Description

Forming part of a traditional Victorian tenement, this immaculately presented one-bedroom second-floor flat enjoys a peaceful rear-facing aspect overlooking well-maintained shared gardens. Ideally situated in the vibrant and popular Dalry area, just to the west of Edinburgh city centre, the property offers an exceptional blend of period charm and contemporary style.

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

This exceptional property has been fully renovated throughout, with an eclectic mix of chic contemporary fittings and period details.

Highlights include extensive quality wood flooring, HIVE gas central heating, bespoke storage solutions, and contemporary lighting. Further highlights include a stylish kitchen, a luxury shower room with underfloor heating, and exposed feature walls.

In addition, there is a shared garden to the rear, a secured entry system, and zoned parking to the front and surrounding streets.

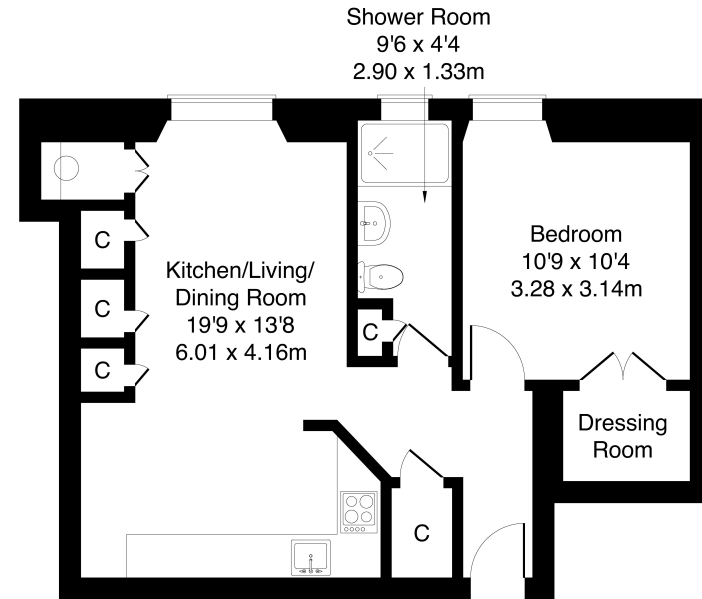
A welcoming entrance hall affords access throughout the property, including a convenient storage cupboard. The heart of the home is a stunning open-plan living, dining and kitchen area, designed with a keen eye for detail. Highlights include an exposed stone wall, a stylish brick-style feature wall, and bespoke acoustic panelling with bespoke hidden storage, creating a sleek, modern finish. Complemented by quality wood flooring, fresh decor, and recessed spotlights, the room is both stylish and functional. A contemporary kitchen is fitted with modern units, wood-effect worktops, a tiled splashback, and a sink with a spray pull tap. Appliances include a freestanding fridge/freezer; an integrated electric hob, an eye-level microwave and oven, and a dishwasher.

A generous double bedroom continues the elegant aesthetic, with quality wood flooring, light decor, a wall-mounted TV point, bespoke bedside lights and tables, and a dressing room. Completing the accommodation, a stylish, fully tiled shower room is fitted with a modern suite including a rainfall shower and integrated storage.



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Approximate Gross Internal Area: (549 sq ft - 51 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. The area offers excellent local shopping with specialist shops and supermarkets nearby, including Co-operative and Lidl. Additional supermarkets such as Sainsbury's and Aldi are located in nearby Gorgie. Dalry and the West End feature a wide variety of cafes, bars, and restaurants. Leisure facilities include the Fountain

Park complex, which houses a multi-screen cinema and fitness centre, as well as the Dalry Swim Centre. The area is convenient for Napier University, Heriot-Watt University, and Edinburgh College. Frequent bus services run through Dalry, and the tram network from Haymarket provides direct connections to Edinburgh Airport, the city centre, and Newhaven.





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