



## Flat 7, 12 Dalgety Avenue, Edinburgh, EH7 5UG

Light & Well Presented, One Bedroom, Second Floor Flat

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# Property Description

Light and well presented, one bedroom, second-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the popular Meadowbank area, east of Edinburgh city centre.

Comprises an entrance hallway, living/dining and kitchen, double bedroom, and a bathroom.

Highlights include a modern fitted kitchen with appliances, tall ceilings, contemporary flooring for the hall and kitchen, gas central heating and double glazing.

An ideal starter home or buy-to-let opportunity, there is also a secured entry system, a shared garden to the rear, and unrestricted on-street parking.

A welcoming entrance hall provides access throughout the property, and features wood effect flooring and space for outerwear. The tastefully finished open-plan living room and kitchen features carpeted flooring for the lounge area, a central light fitting and a press cupboard and shelves.

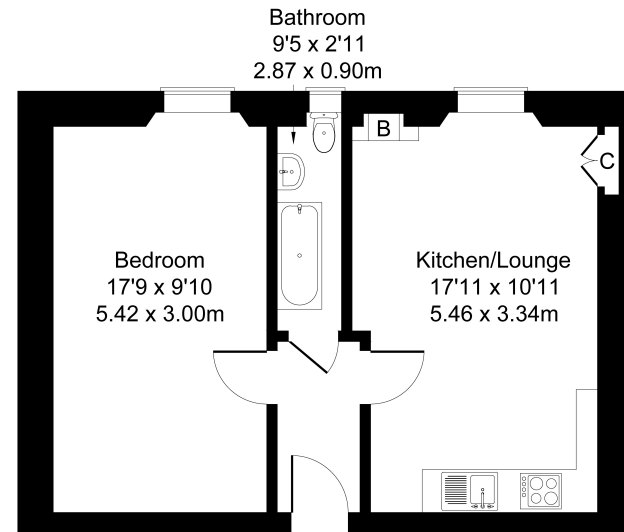
Whilst the kitchen is set to the rear of the room, with wood effect flooring and a light fitting. Fitted units include stone-effect worktops, a tiled surround; an integrated oven and gas hob; and a freestanding washing machine and fridge/freezer.

The generously sized bedroom is finished with light neutral colour, carpeted flooring and a central light fitting; whilst completing the accommodation, the bathroom is fitted with a three-piece suite including an electric shower over the bath, and partially tiled splash walls and modern wall panelling.



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Approximate Gross Internal Area: (456 sq ft - 42 sq m.)



Second Floor

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

# Area Description

Meadowbank lies east of the city centre with a mix of traditional and modern residential properties. A high amenity area, there is extensive local convenience and specialist shopping, including the Meadowbank Shopping Park with a Sainsbury's superstore, and the recently completed state-of-the-art Meadowbank Sports Centre within short walking distance, providing a range of sports facilities. Frequent bus services are

available from London Road, whilst Edinburgh's Royal Mile, Princes Street, the Scottish Parliament, and the Old Town are all accessible by foot. The east end of the city centre is also close by, including the Omni Centre with bars, restaurants, a fitness centre, and a multi-screen cinema. Lochend Park, Holyrood Park and Arthur's Seat are all within close proximity and offer vast open green spaces for walks and recreation.









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