



4 (3F2) Dalgety Avenue  
ABBAYHILL | EDINBURGH | EH7 5UE

**warners**  
solicitors & estate agents



## 4 (3F2) Dalgety Avenue

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Warners are delighted to present this beautifully finished, generously proportioned one-bedroom apartment, ideally located in the ever-popular Meadowbank district, nestled in the shadow of the iconic Arthur's Seat.

Forming part of a traditional Edinburgh tenement, this charming third-floor flat offers an outstanding opportunity for first-time buyers, professionals, or buy-to-let investors seeking a property in true walk-in condition, with superb local amenities right on the doorstep.

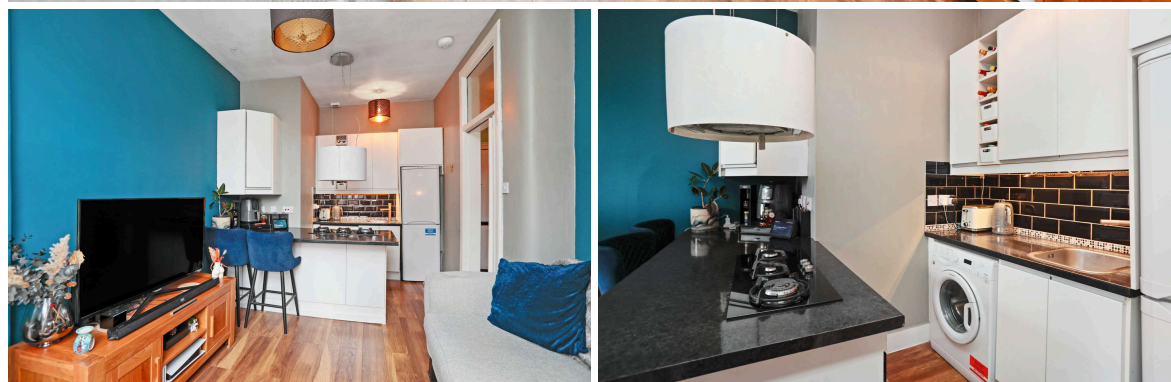
The accommodation comprises a welcoming entrance hallway with a large built-in storage cupboard, leading to a bright and spacious twin-windowed lounge filled with natural light and finished to a high standard. The stylish, contemporary kitchen boasts modern units, excellent worktop space and dining area, perfect for everyday living. A sleek and modern shower room is fitted with quality fixtures and attractive tiling, while the well-proportioned double bedroom features a large windowed storage area that could easily be adapted as a walk-in wardrobe or compact home office.

Further benefits include well-maintained communal gardens to the rear, on-street parking, gas central heating, and double glazing throughout.

Early viewing is highly recommended to appreciate the quality and location of this superb apartment.

- Beautifully presented one-bedroom flat in move-in condition
- Bright, spacious lounge with twin windows and modern finish
- Contemporary kitchen with ample workspace and dining area
- Sought-after Meadowbank location near Holyrood Park and Arthur's Seat
- Excellent transport links and local amenities on the doorstep

Energy Rating C, Council Tax Band B.

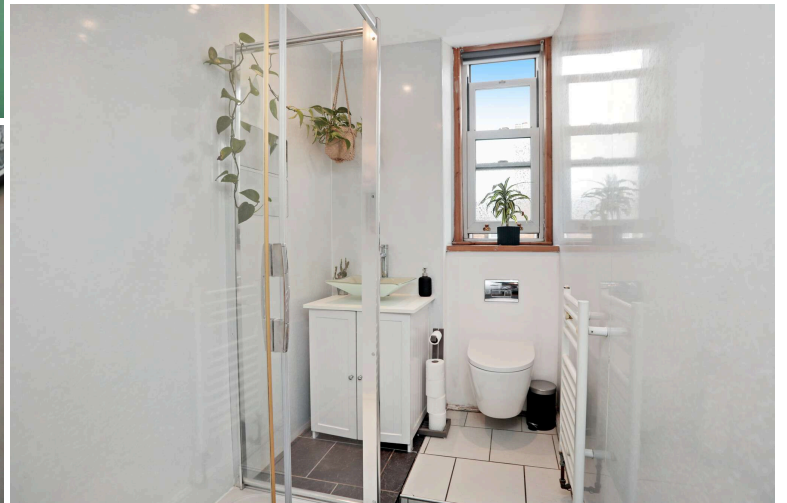


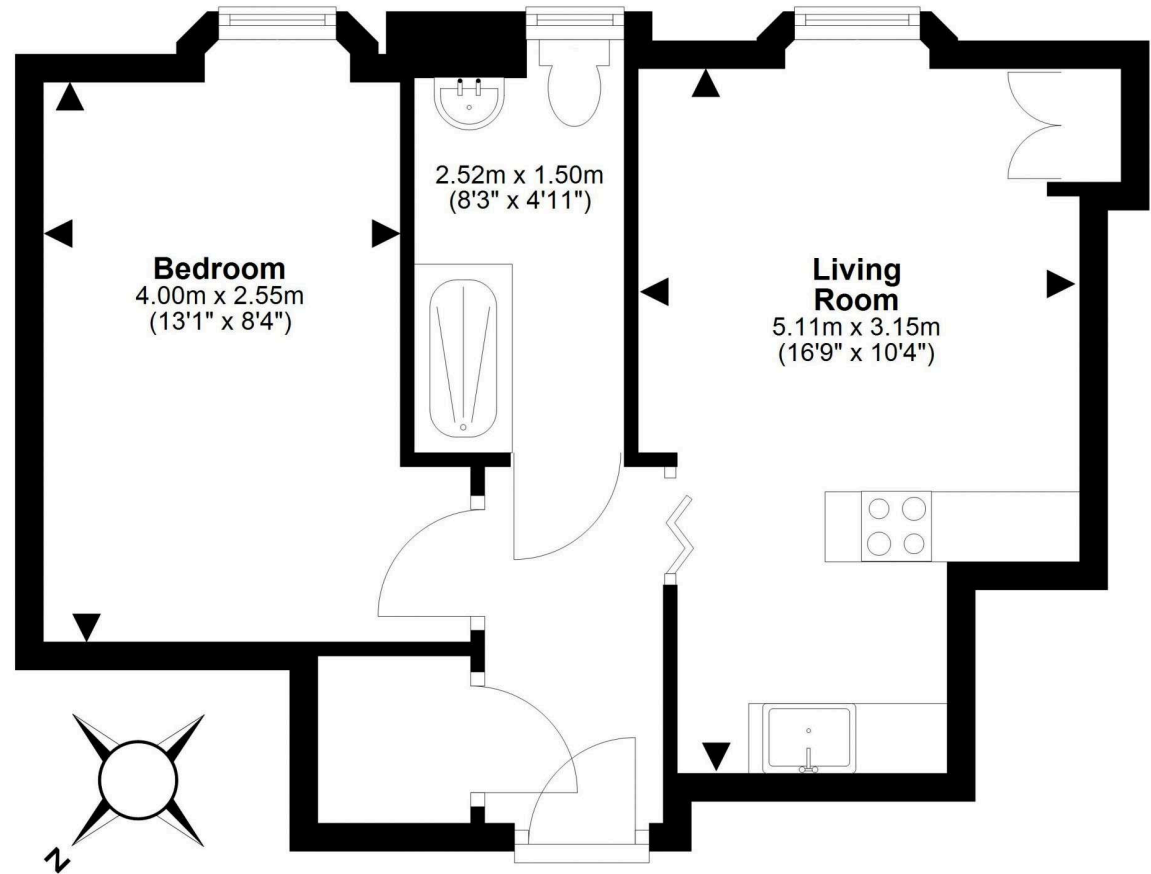
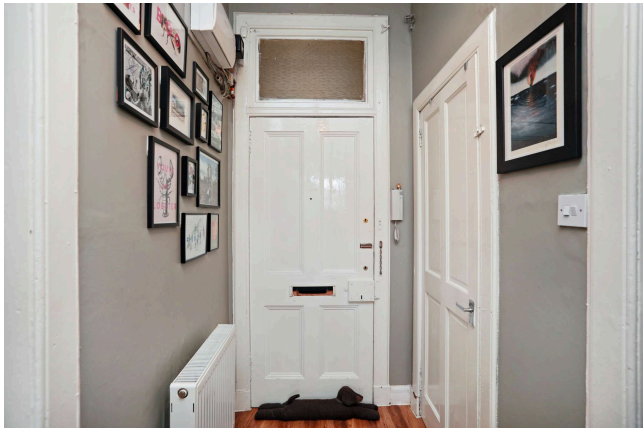
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Washing machine, blinds, wall-mounted shelving, and ceiling light shades included in the sale.

Abbeyhill, one of the oldest parts of Edinburgh, lies to the east of the City Centre close to the vast green expanse of Holyrood Park, where one can enjoy pleasant walks and fantastic views of the Capital from the top of Arthur's Seat. Areas nearby include Meadowbank and Holyrood. The mix of houses in Abbeyhill includes tenement flats built around the turn of the century, colony houses and new modern developments. The location is ideal for those connected to the Scottish Parliament and local shops cater well for everyday needs. Also within easy reach are the retail outlets at Meadowbank Retail Park, including a Sainsburys food store plus a great choice of shops and leisure facilities at St James' Quarter and Princes Mall. In fact, for the energetic, many parts of the City Centre are within walking distance. The recently refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. Regular bus and tram services provide ease of commuting in and around the surrounding area and swift links to the City Centre.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.