



31/8 Dalgety Road,
Edinburgh, EH7 5UH



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Forming part of a factored development in the popular Meadowbank area of Edinburgh is this well presented 3rd (top) floor flat with double glazing and electric heating and which benefits from an allocated parking space.

The accommodation includes an entrance hall with walk-in storage cupboard and a further storage cupboard. The bright lounge has space for dining and window to the front overlooking the shared grounds. The kitchen has window to the front and is fitted with range of base and wall units with the oven, ceramic hob, fridge/freezer and washing machine to remain. There are two good sized double bedrooms, both with good storage and windows to the rear. Completing the accommodation is the bathroom fitted with a three piece white suite with shower over the bath.

Externally, there are shared grounds with visitors parking spaces. The flat benefits from an allocated parking space.

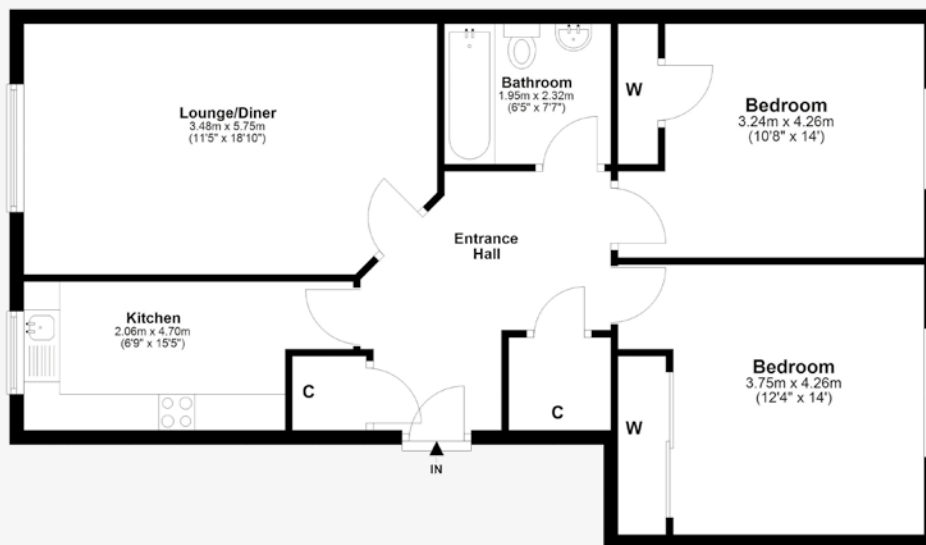
Early internal viewing of this superb flat is essential to fully appreciate the accommodation offered in this popular location.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas and stair cleaning. The current factor is AboveBoard Homes with a monthly payment of approximately £47.

Area Description

Lying to the east of the city centre and around a 25 minute walk from Princes Street, Meadowbank is a popular and convenient location. The area offers a good range of local amenities, including independent cafés, as well as Meadowbank Retail Park, which includes a Sainsbury's supermarket, national retailers, and a Costa Coffee. Residents also have easy access to the open green spaces of Holyrood Park, Calton Hill and Lochend Loch, along with the state of the art Meadowbank Stadium. The area benefits from excellent bus and road links into the city centre, making it well connected and accessible.





Accommodation

Lounge/Diner:	3.48m x 5.74m	(11'5" x 18'10")
Kitchen:	2.06m x 4.7m	(6'9" x 15'5")
Bedroom 1:	3.76m x 4.27m	(12'4" x 14')
Bedroom 2:	3.25m x 4.27m	(10'8" x 14')
Bathroom:	1.96m x 2.3m	(6'5" x 7'7")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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