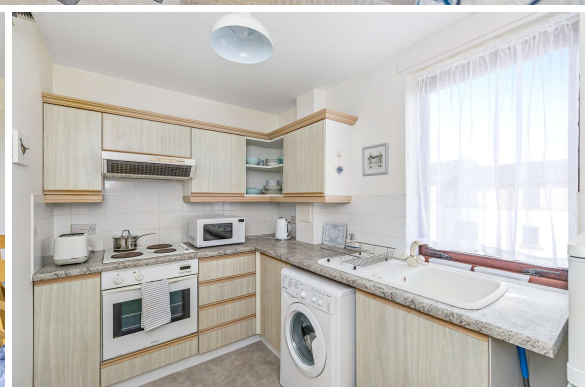




23/11 Dalgety Road
MEADOWBANK | EDINBURGH | EH7 5UH


warners
solicitors & estate agents



23/11 Dalgety Road

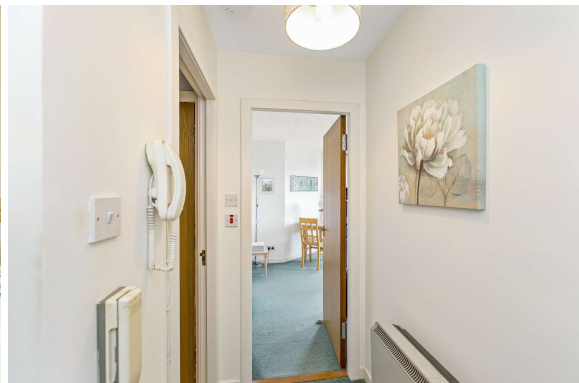
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Nestled on a quiet street in the heart of Meadowbank, moments from excellent amenities, quick transport links and the vast open expanses of Holyrood Park is this spacious third floor, corner aspect apartment. Boasting manicured communal grounds, an allocated parking space and panoramic views this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright corner aspect lounge with three large windows that flood the room with an abundance of natural light. There is generous dining and living space with the fitted kitchen accessed off the lounge. The property is completed by a well-proportioned double bedroom with built-in mirrored wardrobe and a bathroom with shower over bath.

- Spacious third floor corner aspect apartment
- Heart of Meadowbank moments from shopping park
- Close to city centre and Arthur's Seat
- Welcoming hallway with good storage
- Bright corner lounge
- Fitted kitchen
- Large double bedroom with built-in wardrobe
- Bathroom with shower over bath
- Allocated parking
- Landscaped communal grounds

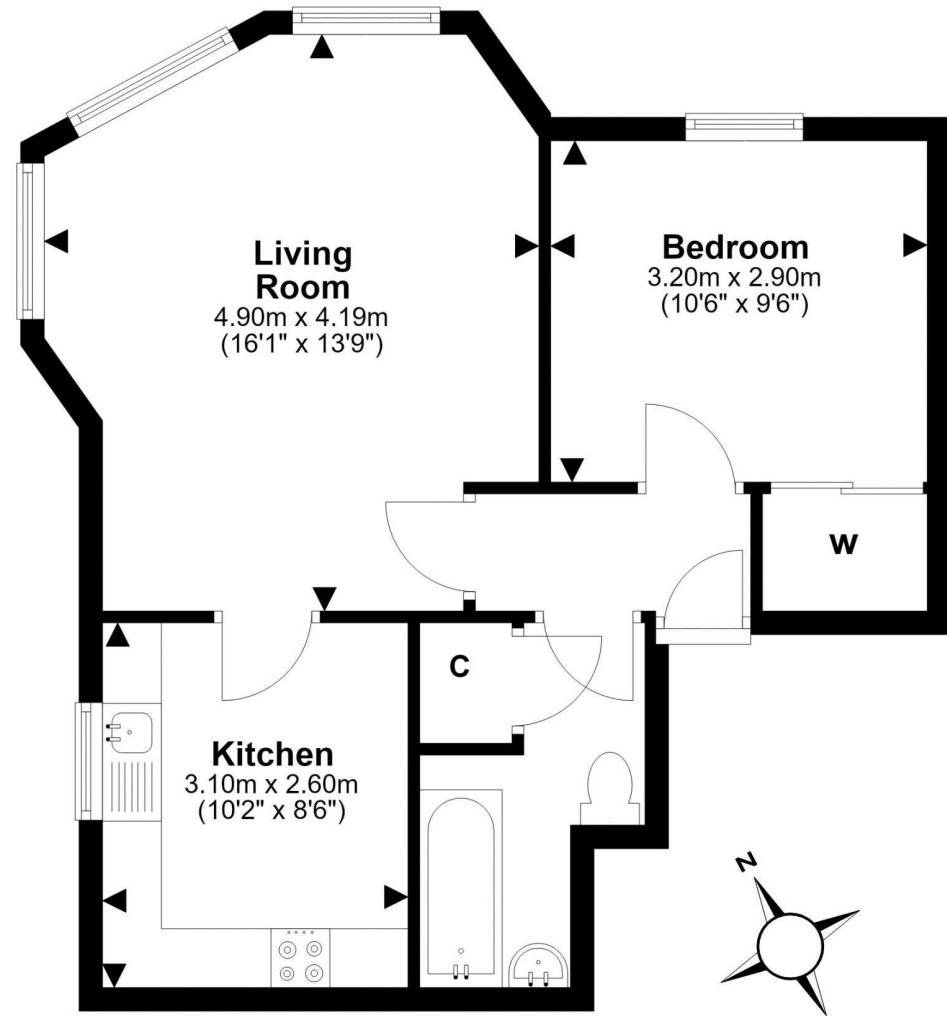
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The ever popular Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including Meadowbank Retail Park, home to Sainsbury's, Lidl and B&M Home Store. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities can be found and the green open space of Holyrood Park is close-by. The refurbished Meadowbank Sports Centre is close at hand and boasts a gym, cafe, outdoor football pitch, athletics track and a choice of fitness studios. An efficient public transport network is on hand, with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport. The city bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax C, Factor is covered by Above Board and costs around £45 per month and payable quarterly. Extras included in this sale will be washing machine and fridge freezer. Other items of furniture and curtains can be included by separate negotiation.





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.