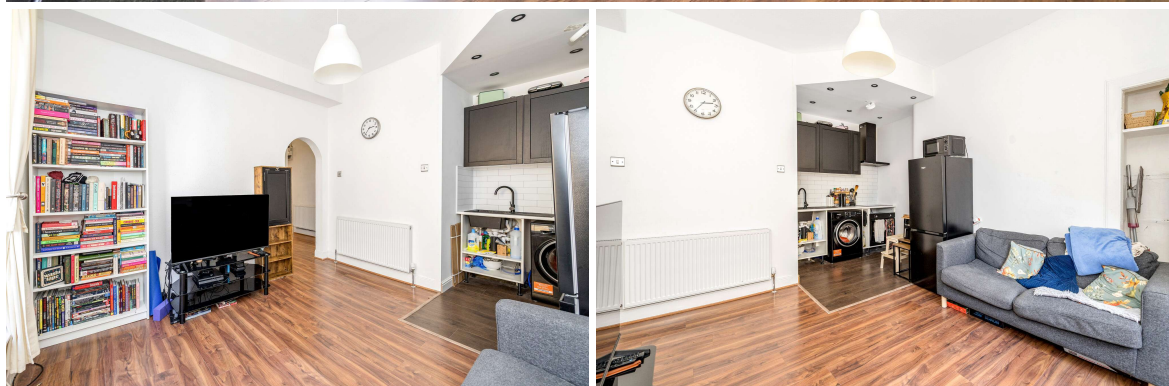




17 (1F4) Dalgety Street
MEADOWBANK | EDINBURGH | EH7 5UN

warners
solicitors & estate agents



17 (1F4) Dalgety Street,

MEADOWBANK | EDINBURGH | EH7 5UN

This well-presented first-floor one-bedroom flat on Dalgety Street, Meadowbank, offers bright and comfortable accommodation in a popular residential area of Edinburgh.

The property is accessed via a secure entry system and comprises a welcoming entrance hallway, a bright open-plan living room and kitchen, a generous double bedroom, shower room and useful separate WC.

Further benefits include access to a communal garden, providing a pleasant outdoor space for residents.

Ideally located in Meadowbank, the property offers convenient access to local amenities, transport links and the wider city centre, making it an attractive choice for a first-time buyer, professional or investor.

- First floor one bedroom flat
- Accessed via a secure entry system
- Shared garden
- Bright open plan living room/kitchen
- Close to local amenities and transport links
- Gas central heating and double glazing.

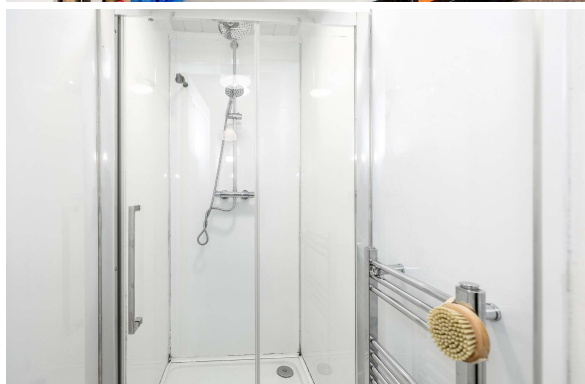
Energy Rating C. Council Tax B.

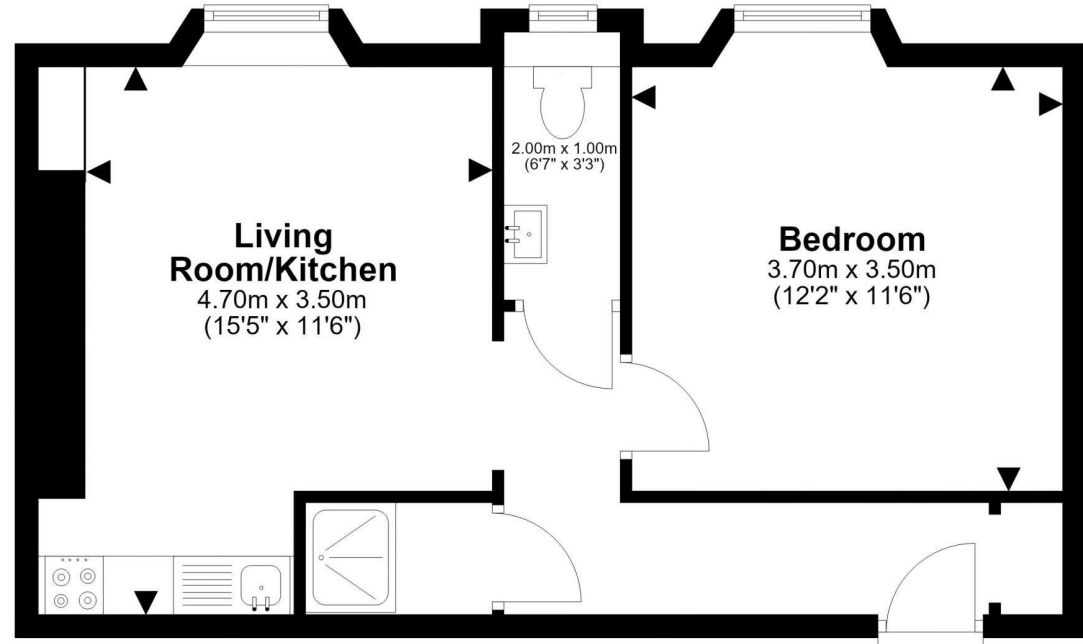
All fixtures, fittings, integrated kitchen appliances, fridge freezer, curtains, chest of draws and wardrobe in bedroom will be included in the sale.

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.





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.