



Solicitors & Estate Agents



Offers Over

£200,000

17 3F1 Dalgety Street

Meadowbank | Edinburgh | EH7 5UN

Impressive two-bedroom top floor flat quietly positioned within the ever-popular Meadowbank district, conveniently located close to the city centre. With excellent local amenities and transport links within easy reach, the property offers bright and well-proportioned accommodation and represents a superb opportunity for young couples and professionals.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band – B



Description

An inviting entrance hallway provides access to the accommodation and benefits from handy built-in storage provisions. The charming lounge/diner is bright and airy and features a traditional Edinburgh press together with an attractive feature mantelpiece providing a lovely focal point. There is ample space for a dining table and chairs, creating a comfortable space for both relaxing and entertaining. The smart and well-appointed kitchen is fitted with a range of integrated and freestanding white goods and benefits from a partially tiled surround. Both bedrooms enjoy a quiet rear-facing aspect. The large principal double bedroom benefits from a shelved press cupboard and an integrated closet with overhead storage, whilst offering plenty of space for different furniture configurations. Bedroom two is a good-sized single room with flexible use as a bedroom, home office or study if preferred. The stylish bathroom features a partially tiled surround, tiled flooring and corner shower cubicle, together with a heated towel rail.



Further benefits include gas central heating, double glazing and secure door entry.

Gardens & Parking

Externally, the property benefits from access to a shared rear garden. On-street permit/metered parking is available on Dalgety Street and the surrounding area.

Extras

Selected fixtures and fittings, including; integrated electric hob, oven, and hood, freestanding fridge, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





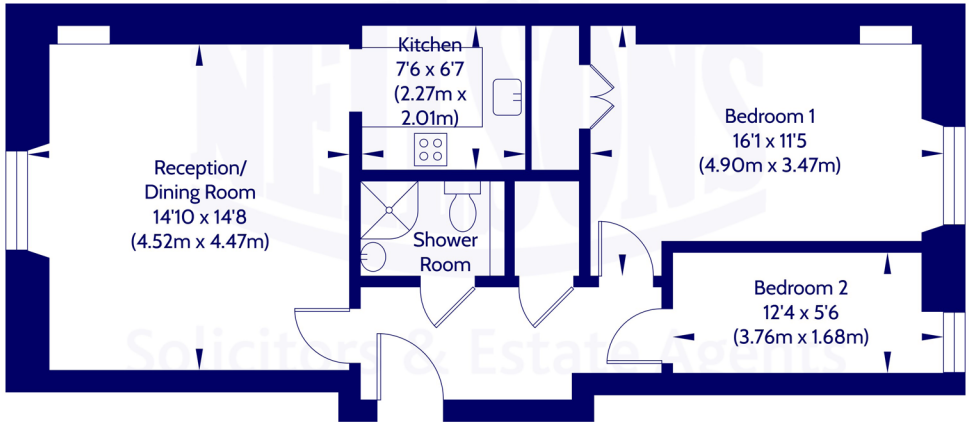
Location

The property is situated in the popular Meadowbank district of the city which lies approximately two miles to the east of Edinburgh City Centre and is well served by a frequent public transport service. The area has a good choice of leisure and retail facilities including the all-new exercise facilities at Meadowbank Stadium and Meadowbank Retail Park, which houses a large Sainsburys supermarket and a good variety of shops. The beautiful outdoor spaces of Holyrood Park and Arthur's Seat are nearby as are Leith Links. More extensive amenities can be found in Edinburgh City Centre as well as nearby Easter Road, which boasts a great range of shops and restaurants. Ocean Terminal and ASDA/Fort Kinraid are short bus-rides away. Edinburgh City-Bypass and Edinburgh Waverley train station are both within easy travelling distance.



Approx. Gross Internal Floor Area 59 Sq M / 632 Sq Ft.

3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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