



10/9 Springwell Place
DALRY | EDINBURGH | EH11 2JA


warners
solicitors & estate agents



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Warners are delighted to present to the market this well-proportioned two-bedroom top-floor flat, ideally situated within the popular residential area of Dalry. Offering spacious and flexible accommodation, the property would make an excellent choice for first-time buyers, professionals, couples or investors.

The accommodation comprises a welcoming living room/kitchen, providing a bright and sociable space with ample room for both lounge and dining furniture. There are two generously sized double bedrooms, offering excellent flexibility for a variety of buyers, while a bathroom and useful additional WC complete the accommodation. The property further benefits from gas central heating and double glazing.

Externally, residents can enjoy access to a communal rear garden, providing a pleasant outdoor space. On-street permit parking is also available.

The property enjoys an excellent location for city living, with a wide range of local shops, cafés, bars and restaurants within easy reach. There are excellent public transport links nearby, providing convenient access throughout Edinburgh, while Haymarket railway station is also easily accessible, making this an ideal base for commuters and those looking to enjoy everything the city has to offer. Early viewing is highly recommended.

- Spacious two-bedroom top-floor flat
- Generous living room/kitchen
- Two well-proportioned double bedrooms
- Communal rear garden
- On-street permit parking
- Excellent transport links and easy access to Haymarket Station.

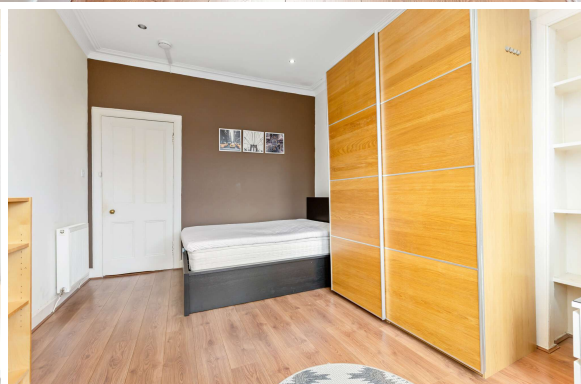
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

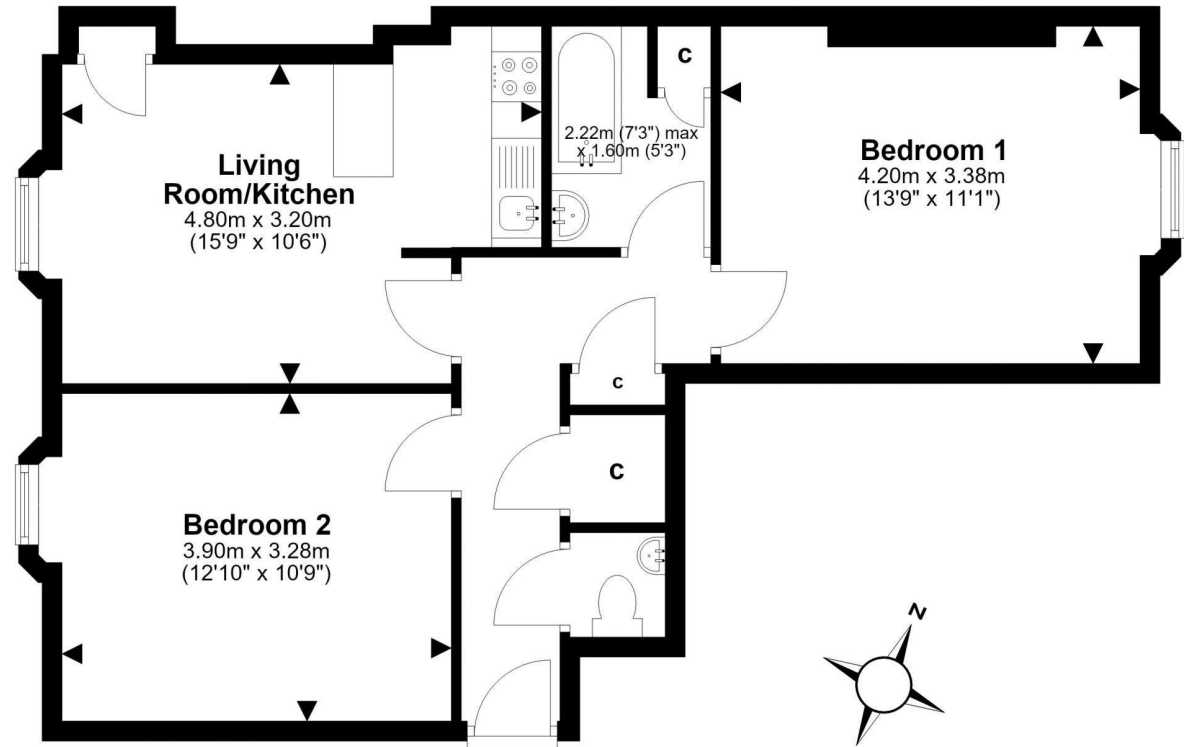


Energy Rating C. Council Tax B.

All fixtures, fittings, integrated kitchen appliances will be included in the sale.

Dalry is a popular area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent bus and tram services run from nearby main roads to other parts of the city and the business sector at Exchange Square is within walking distance. There are also good transport links to Edinburgh International Airport and the M8/M9 motorway network. Further recreational facilities are available at the Fountainpark Leisure Centre including a cinema complex, bars, bistros, restaurants and the Nuffield Health Fitness & Wellbeing Gym.





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.