



14/7 Dalgety Street, Edinburgh, EH7 5UL

Offering an appealing combination of traditional tenement charm and comfortable modern living, this bright and well-presented one-bedroom first-floor flat enjoys a convenient setting in popular Abbeyhill, within walking distance of Edinburgh's city centre.

Forming part of a Victorian stone-built tenement, the property offers generously proportioned accommodation, useful storage and access to a pleasant shared rear garden. A spacious living room, contemporary gloss-white kitchen and comfortable double bedroom create an inviting home, ideally suited to first-time buyers, professionals or those seeking an investment opportunity. Gas central heating and double glazing provide comfort throughout the year.

The accommodation comprises:

- Welcoming entrance hall with a useful utility cupboard housing the washing machine and fridge freezer, keeping these neatly tucked away from the main living spaces.
- Bright and spacious living room offering an inviting setting for relaxing and entertaining, with a shelved press providing useful storage, and a further storage cupboard, which houses the gas central heating boiler.
- Modern fitted kitchen featuring gloss-white wall and base units, complemented by laminate worktops and oak-effect laminate flooring. Appliances include an electric ceramic hob, extractor hood and electric fan oven.



Virtually staged image



VIEWING DETAILS

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- Partially tiled shower room fitted with a shower enclosure, wall-hung wash basin, WC and radiator.
- Generously proportioned double bedroom

Exterior

To the rear, residents share a pleasant garden, predominantly laid to lawn with a drying area, providing a welcome pocket of outdoor space in this convenient urban setting. On-street parking is available in the surrounding area.

Location

Abbeyhill offers an attractive balance of city convenience and access to green space. Situated approximately one mile east of Princes Street, the property is well placed for enjoying Edinburgh's shops, restaurants, theatres and cultural attractions, with frequent bus services along nearby London Road.

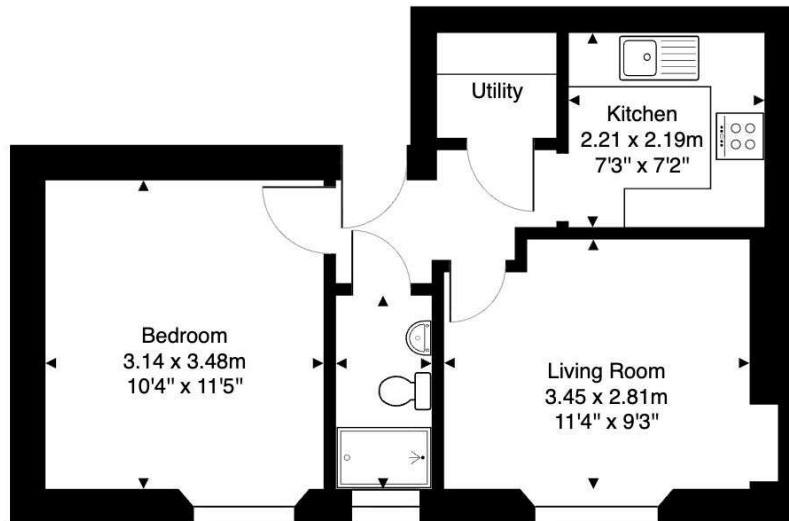
Everyday shopping is conveniently catered for at Meadowbank Retail Park, a short walk away, where a Sainsbury's supermarket sits alongside a range of larger retail outlets. Nearby Holyrood Park offers a wonderful contrast to city life, with open spaces and scenic walking routes around Arthur's Seat and Salisbury Crags.

Extras - The fixed floor coverings, light fittings, curtains and kitchen appliances are included in the sale.

Council Tax Band - B



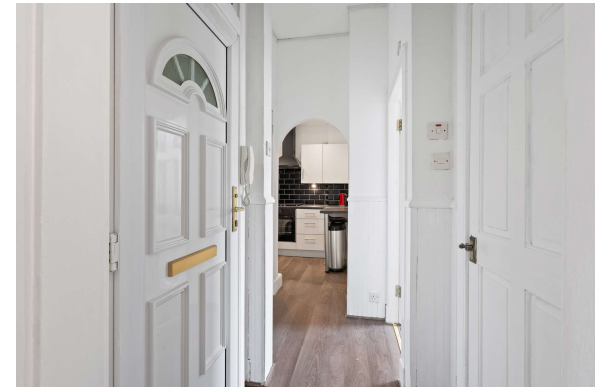
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First Floor

Total Area: 34.2 m² ... 368 ft²

All measurements are approximate and for display purposes only.



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Offers can be submitted in writing, fax or email:

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