

Airds & Co. Ltd



ONE BEDROOM SECOND FLOOR FLAT.

GREAT FOR FIRST-TIME BUYER OR INVESTOR.

LOCATED IN MEADOWBANK.

CLOSE OF THE CITY CENTRE.



10/7 Dalgety Avenue, Edinburgh, EH7 5UE

Offers over £169,000

Viewing: Saturdays 2-4pm or by appointment, please telephone 0131 332 8411

EPC RATING **D**

COUNCIL TAX BAND **B**

TENURE **FREEHOLD**

**Dalgety Avenue,
Edinburgh,
Midlothian, EH7 5UE**



Approx. Gross Internal Area
380 Sq Ft - 35.30 Sq M
For identification only. Not to scale.
© SquareFoot 2026



We are delighted to offer to the market, a one-bedroom second floor flat, located in Dalgety Avenue, Meadowbank, a short distance from the city centre.

Ideal for first-time buyers or investors, this well-presented one-bedroom flat offers low-maintenance living in a popular location. The accommodation comprises hall, a bright open-plan living room with fitted kitchen, a generous double bedroom, and a modern shower room.

The hall features a generous walk-in storage cupboard providing excellent utility space and includes shelving, the hot water tank, a Comet electric boiler (installed 2022), and a Hoover H-Wash 350 washing machine. There is an additional cupboard above the shower-room housing the cold-water tank. The hall also includes fuse box, electricity meter, smoke alarm and security door keypad. Laminate flooring.

The open-plan living room/kitchen features a shelved open Edinburgh Press with built in cupboard below, additional shelving beside the window, high-level built-in double storage cupboards provide convenient additional storage space, large double-glazed window to the front and laminate flooring, curtain pole and smoke alarm. The kitchen is fitted with modern floor and wall units, matt silver sink and tap and marble effect splashback tiling. The kitchen includes a free-standing black Fridgemaister fridge freezer, a New World oven and grill, Zanussi electric hob and an extractor fan.

This bright double bedroom offers excellent storage with a spacious open built-in wardrobe providing shelving and hanging space. A large front-facing double-glazed window brings in plenty of natural light. The room is complimented by a simple cornice. There is a curtain pole, roller blind and laminate flooring.

The modern shower room offers a sleek white WC and a contemporary vanity unit with round countertop basin and chrome square-style mixer tap. The double walk-in shower cubicle, enclosed by a glass screen and powered by a Triton T80 electric shower, creates a spacious feel. An LED light wall mirror enhances the sense of luxury, alongside a chrome ladder radiator, ceiling light and chic black tile-effect vinyl flooring. Stylish waterproof splashback wall panels complete the look.

Externally, there is access to a shared rear garden offering a generous lawn area bordered by established, mature plants and includes a drying green.



Extras included: Freestanding black Fridgemaster fridge/freezer, Hover H-Wash 350 washing machine, New World oven/grill, Zanussi electric hob. Curtain poles and blinds. All fitted flooring. All ceiling light shades. Curtains available by separate negotiation.

Additional Information

Double glazed windows

Electric Comet boiler located in the hall cupboard

Smoke alarms in hall and living room/kitchen

The garden area to the rear is shared with lawn, mature plants and clothes poles

There is permit parking available in this area

The flat is currently powered by electricity only, although a gas connection is available.

Area

Situated to the east of the city centre, Meadowbank is a well-established and increasingly sought-after area, positioned close to Lochend Park, Holyrood Park and Arthur's Seat. Residents enjoy a wealth of local amenities, independent shops and everyday services just moments from the property, with Meadowbank Retail Park offering a Sainsbury's supermarket, Lidl, Costa Coffee and other high-street stores.

Leisure facilities nearby include Meadowbank Sports Centre, which offers a multi-purpose gym, fitness studios and various sports courts and halls. Additional gym facilities are also available at The Gym Group.

At the east end of the city centre, residents can enjoy the OMNi Centre with its myVue cinema and Nuffield Health Fitness Club featuring a gym and swimming pool. St James Quarter adds an Everyman cinema and a wide range of dining and retail choices, while the iconic Edinburgh Playhouse sits just moments away at Greenside Place.

There are excellent bus links providing quick and convenient travel to the city centre and surrounding areas. There is also the tram service available from Leith Walk with direct links to Princes Street and Edinburgh Airport.



Airds & Co. Ltd, PO Box 28673, Edinburgh, EH4 9FY DX ED 614 Edinburgh

telephone 0131 332 8411

e. property@airdsandco.co.uk

Note: Prospective purchasers are advised to have their interest noted through their solicitor, as soon as possible, in order that they may be informed in the event of a closing date being set. The Seller shall not be bound to accept the highest, or, any offer. These particulars do not form part of any contract, and, the statements or plans contained herein are not warranted nor to scale, approximate measurements have been taken by electronic device at the widest point, and, it will be for the intending Purchasers to satisfy themselves with regard to all matters prior to conclusion of missives. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the current up to date Scottish Standard Clauses will be considered.