

ELP Arbuthnott McClanachan
solicitors & estate agents

5/3F3 DALGETY AVENUE

Meadowbank, Edinburgh, EH7 5UF

Attractive and spacious

One bedroom, top floor flat

A most attractive and spacious one-bedroom, top floor flat which has an attractive open outlook to both the front and rear. It is situated in a well-maintained building forming part of the sought-after area of Meadowbank, close to Arthur's Seat as well as a variety of excellent local amenities including the new Meadowbank Sports Centre and is within easy reach of the city centre. Quietly located on the third floor, the accommodation comprises an entrance hall providing access to all rooms, a generously proportioned lounge with a recessed window to the front and ample space for a sitting area together with a dining table and chairs. There is a galley kitchen with white units at wall and floor level, onyx effect worktops and a bright double bedroom peacefully situated to the rear of the building overlooking greenery. A useful boxroom which could make an ideal office/study and bathroom with three-piece suite and instant shower over the bath completes the accommodation. Suiting a variety of buyers, it is in move in condition yet offers lots of potential to purchasers wanting to put their individual stamp on the property.

Key Features

Communal entrance
Hall
Lounge
Galley kitchen
Double Bedroom
Bathroom
Small boxroom
Gas central heating
Double glazing
Communal garden
Permit parking and pay and display parking









Meadowbank

The highly sought-after Meadowbank area of Edinburgh lies to the east of the city centre. There is an excellent range of shopping outlets in the vicinity, including the impressive Meadowbank Retail Park. The east end of Princes Street is a short bus ride away, where an extensive choice of leisure and recreational facilities including the exciting St James Quarter which boasts a variety of shops and eateries. Some of the city's best green spaces are conveniently close including Holyrood Park and Arthur's Seat. The new Meadowbank Sports Centre is only a short walk away. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

Extras

All fitted floor coverings, washing machine, gas hob, electric oven, extractor hood and fridge freezer (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

Home Report Valuation

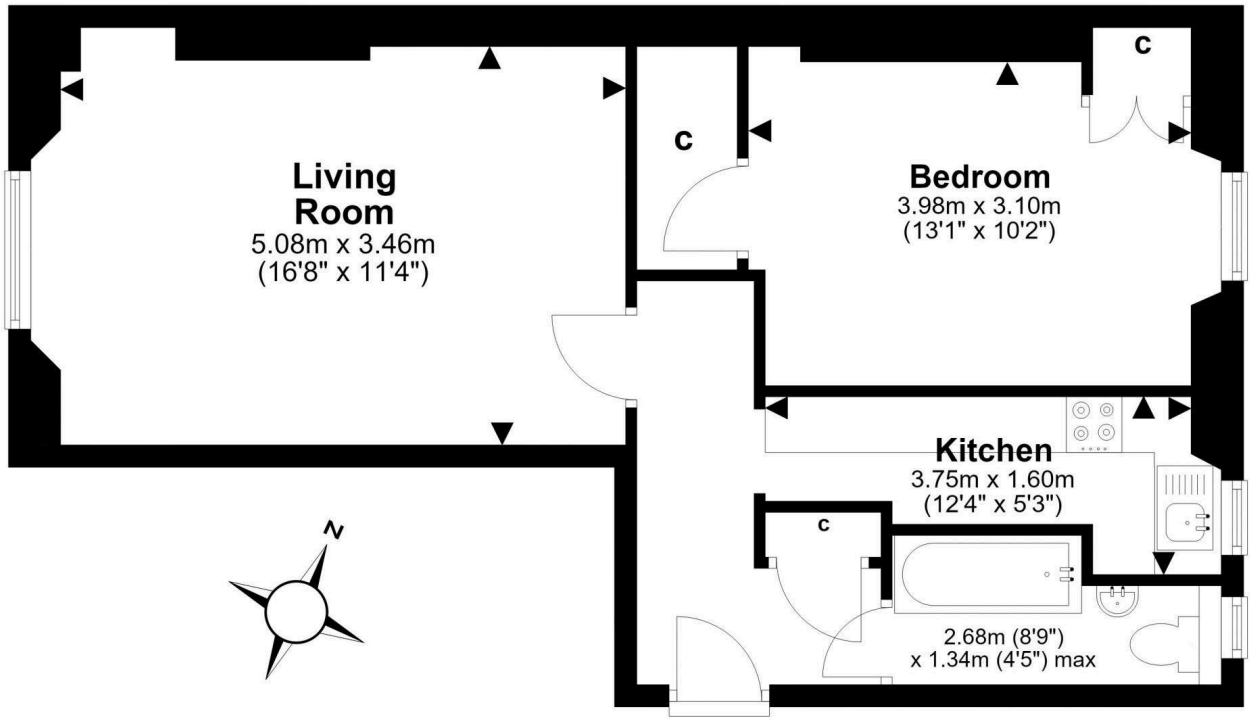
£185,000

EPC Rating

D

Tenure

Freehold



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.





89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ◆ DX 657 Edinburgh ◆ t: 0131 312 7276 ◆ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ◆ w: www.elpamsolicitors.co.uk
Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ◆ DX 550874 Leith ◆ t: 0131 554 8649 ◆ f: 0131 554 8648

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