

3F1, 9 Dalgety Avenue

Edinburgh, EH7 5UF

GIBSON KERR

Personal, Family Law & Property



3F1, 9 Dalgety Avenue,

Edinburgh, EH7 5UF

Situated in the popular Meadowbank area of Edinburgh, conveniently located close to the city centre and Portobello, this traditional one-bedroom apartment with an additional box room offers an excellent opportunity for modernisation. With its appealing proportions and scope for improvement, the property is ideally suited to investors, first-time buyers or those looking to create a home tailored to their own taste. Occupying the third floor of a traditional sandstone tenement, the property is accessed via an entrance hallway, which benefits from carpeting and useful built-in storage. To the left, the bright and spacious east-facing living and dining room enjoys excellent natural light and features carpeting, a mantelpiece and built-in cabinetry, including an attractive stained-glass-fronted unit. Accessed conveniently from the living room, the east-facing kitchen is fitted with white wall and floor units, a tiled splashback and generous worktop space, with provision for freestanding appliances. The west-facing principal double bedroom is a comfortable and naturally bright space, complete with carpeting and built-in shelving. A further spacious box room offers excellent versatility and could be utilised as a second bedroom, home office or additional storage space. Completing the accommodation is a bathroom which requires upgrading, offering further scope to enhance the property. Externally, residents have access to an enclosed shared rear garden, predominantly laid to lawn. There is on-street permit parking.

Features

- One-bedroom traditional apartment
- East-facing living/dining room
- East-facing kitchen
- West-facing double bedroom
- Box room
- Bathroom
- Shared rear garden
- On-street permit parking

D
EPC RATING

B
COUNCIL TAX BAND







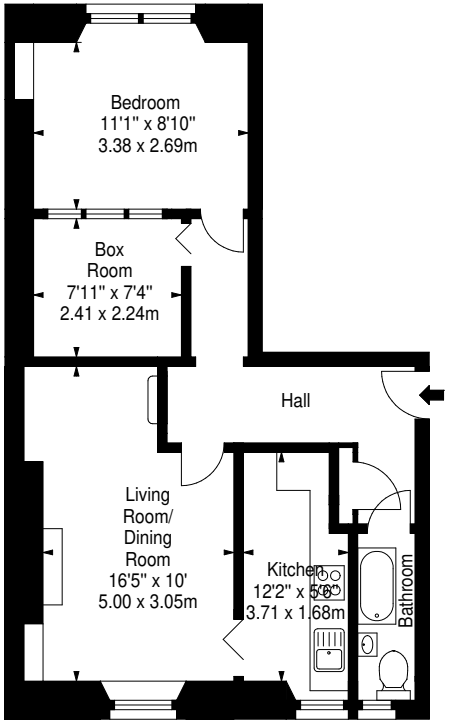




Dalgety Avenue,
Edinburgh,
Midlothian, EH7 5UF

SquareFoot

Approx. Gross Internal Area
545 Sq Ft - 50.63 Sq M
For identification only. Not to scale.
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Third Floor

Location

To the east of Edinburgh city centre, Meadowbank offers residents a superb residential location close to Holyrood Park, Portobello and the city centre. Recreational opportunities include those at Meadowbank Sports Centre along with walks at Portobello Beach, Holyrood Park, Lochend Park, and Arthur's Seat. Supermarkets such as Sainsburys at Meadowbank Retail Park and Morrisons on Portobello Road provide convenient shopping options. First-class retailers, entertainment, and eateries are available at the nearby St James Quarter, and the OMNI Centre home of the popular Edinburgh Street Food and Nuffield Health Fitness and Wellbeing Gym. Primary and secondary schooling includes Abbeyhill Primary School and Drummond Community High School. Regular bus services take you into the city centre swiftly where Waverley Train Station, Edinburgh Bus Station, and the tram link to Edinburgh International Airport are all easily accessible.

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.