

7/1 Downfield Place

DALRY | EDINBURGH | EH11 2EH

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Situated within the popular residential area of Dalry, this appealing two bedroom ground floor flat offers well-proportioned accommodation and a blend of traditional character and everyday practicality.

The property is accessed via a secure entry system and opens into an entrance hallway providing access to the main accommodation. The spacious and bright living room is a particularly attractive feature, boasting ornate cornicing and a charming fireplace, creating a welcoming space in which to relax or entertain.

The kitchen is fitted with a range of floor and wall-mounted units, providing useful storage and workspace.

To the rear of the property are two generous double bedrooms, offering excellent proportions and comfortable accommodation.

Further benefits use of a communal garden, providing an attractive outdoor space for residents to enjoy.

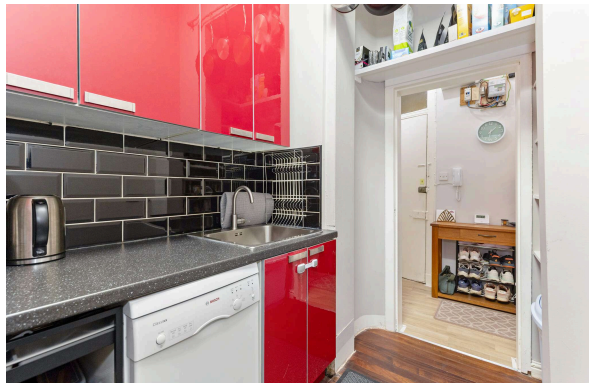
- Two bedroom ground floor flat
- Spacious living room with ornate cornicing and fire place
- Accessed via a secure entry system
- Communal garden area
- Close to transport links and local amenities
- Double glazing and gas central heating

Energy Rating C. Council Tax band C.

Included in the sale will be the integrated appliances, large mirror in the living room, and shelves in living room & hallway. Items of furniture may be available by separate negotiation.

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

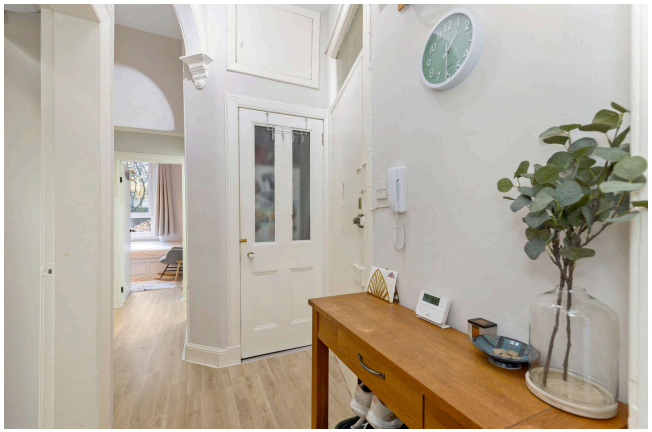






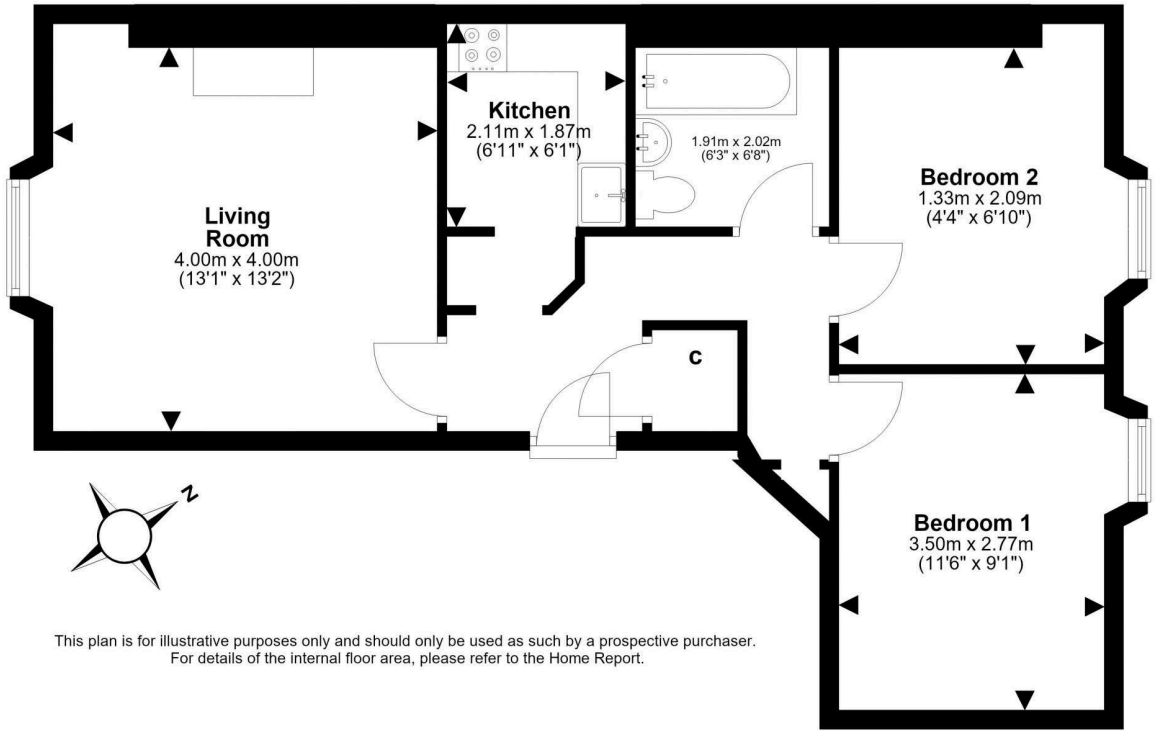
Dalry is a popular area between Haymarket and Gorgie with a choice of local shops and services catering for day-to-day needs. This is a central location, with the varied West End and City Centre shops and restaurants just a short journey away. Frequent bus and tram services run from nearby main roads 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.

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