



This is a deceptively spacious GROUND FLOOR FLAT enjoying a highly desirable location close to the city centre and convenient for local shops, buses etc. The area is undoubtedly an excellent investment prospect with the recent redevelopment of Meadowbank Leisure centre & stadium.

Hall, Living room; Kitchen, 2 Double Bedrooms, Boxroom & bathroom.  
Gas Central Heating; Double Glazing; Shared gardens & Zone parking.

Viewing: call 07776 198 960 (agent).

**Offers Over £185,000**

#### Location

Dalgety Avenue is one of a few streets immediately north of Marionville Road a little over 1.5 miles east of Edinburgh's city centre. It benefits from very convenient "everyday" shopping and there is a Sainsbury's and new Lidl at the Meadowbank Shopping Park, just along the road. Other notable landmarks include Easter Road (more shopping), the "Hibs" football ground, the new Meadowbank Sports Centre, Holyrood Park and Arthurs Seat. Nearby Leith is just a mile to the north with its vibrant waterfront attractions, whilst to the east, is Portobello- the capital's "village by the sea". It is little wonder therefore, that buyers are attracted to this central location.

#### The Property

This property is situated on the GROUND FLOOR of a traditional stone tenement and offers good sized rooms. There's huge potential to create a really comfortable home. Currently, the design follows four rooms, a boxroom & bathroom. A popular reconfiguration of the layout is to relocate the kitchen into the boxroom, leading to three bedrooms \* subject to Local Authority permissions. Or, the new owner could simply upgrade the flat as is but introduce their own interior design ideas. Either way, there is double glazing and gas central heating already in place.

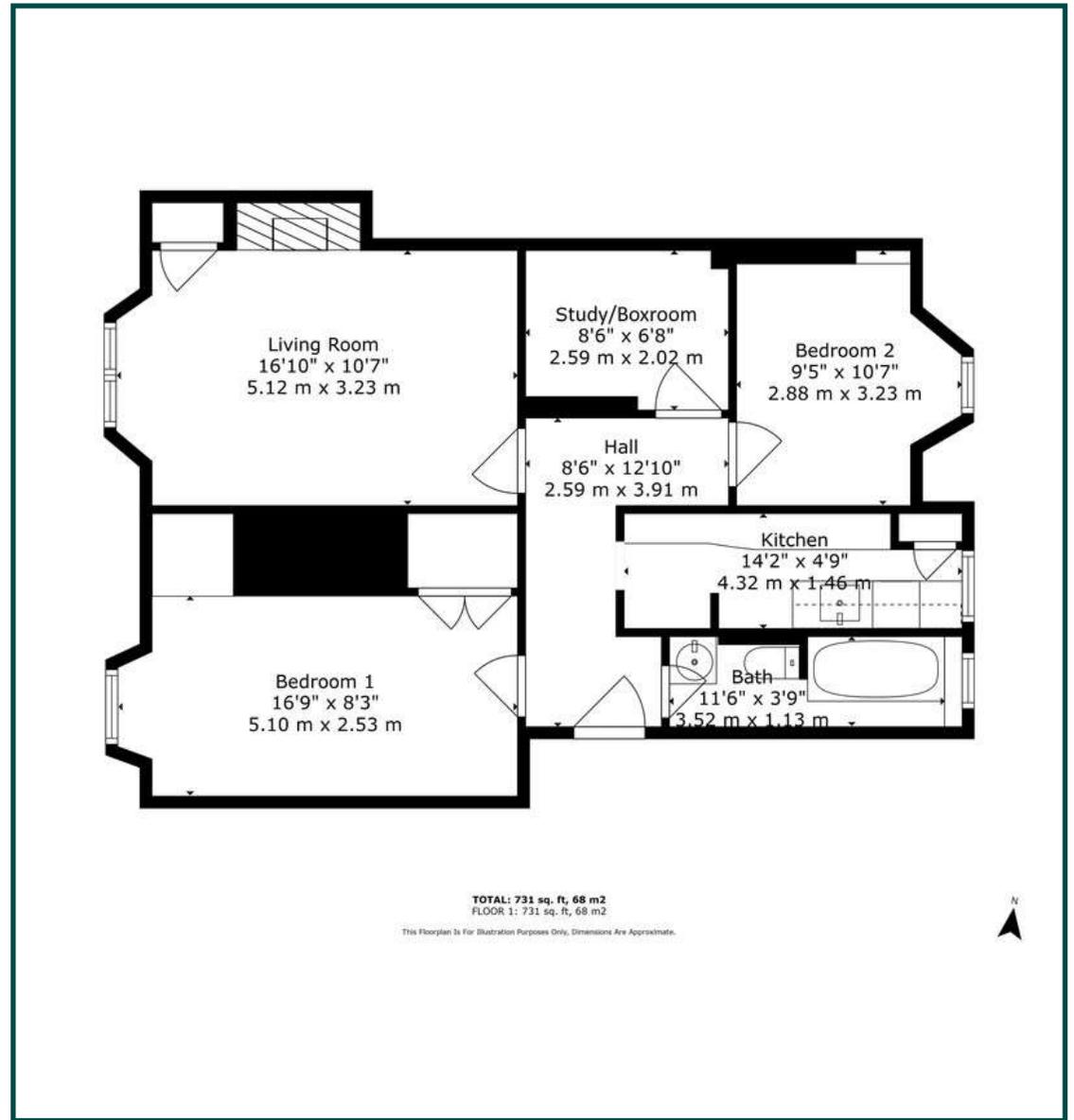
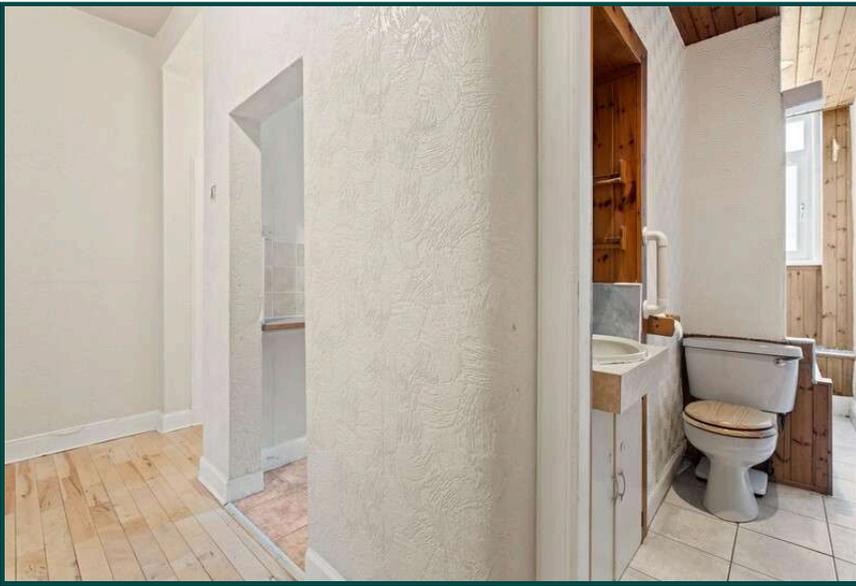
Home Report: A copy can be downloaded via the listing on [ESPC.com](https://www.espc.com)

Home Report Value: £190,000.

Energy Performance Certificate: Rated "D"







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