

6 (3F3) Dalgety Avenue, Meadowbank, Edinburgh, EH7 5UE



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Description

Superb dual-facing top floor flat forming part of a traditional tenement building close to a wonderful range of amenities and with easy access to the City Centre, and the open green spaces of Holyrood Park. This exceptional home has been finished to a high standard and provides immaculately presented living space offering contemporary interior which would make a wonderful purchase for an individual or professional couple.

- Hallway with deep storage cupboard
- Charming living/dining room with bright aspect to rear falling naturally into two defined areas
- Well appointed kitchen
- Extremely spacious double bedroom with twin window benefiting from built-in wardrobes
- Stylish bathroom consisting of a white three piece suite with shower attachment
- Gas central heating (Hive controlled) and double glazing ensure year-round comfort and efficiency
- Secure entry system
- Shared rear garden
- Permit parking

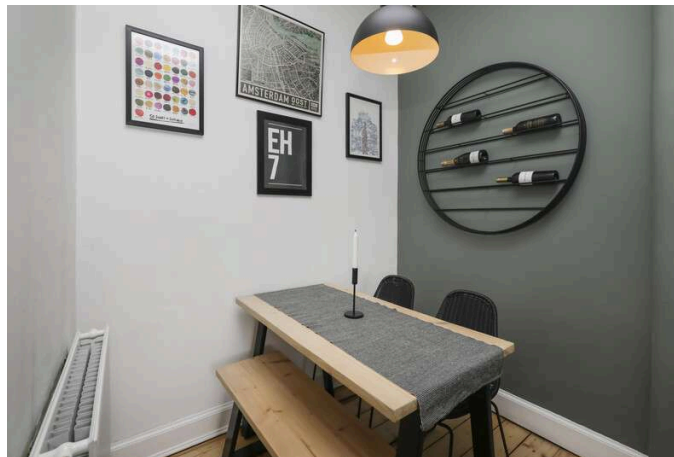
Extras

The blinds, cooker, washing machine and fridge are included.

EPC Rating: D

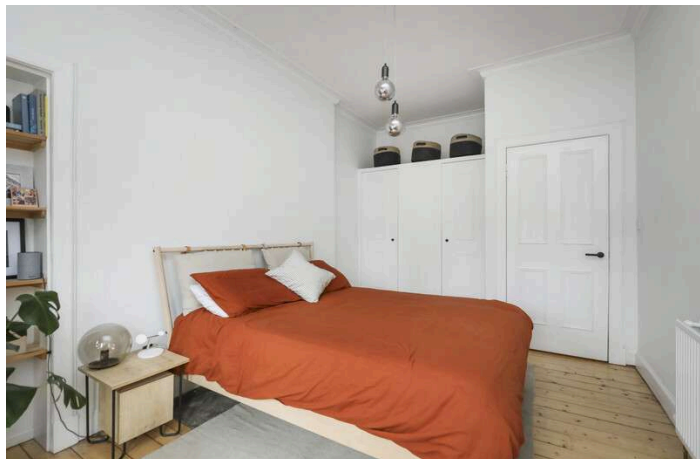
Price and Viewing

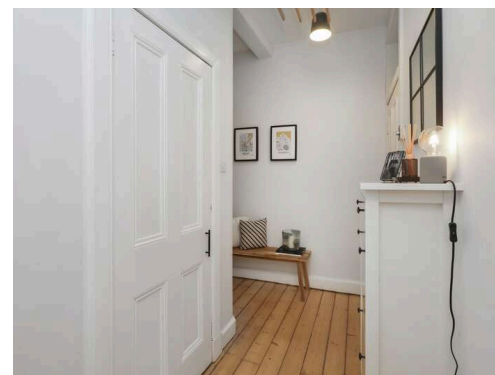
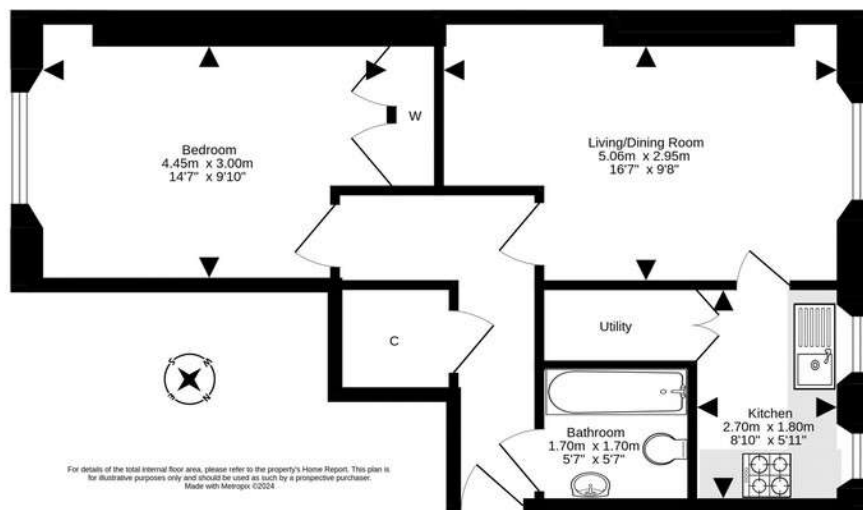
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Situated close to Edinburgh's iconic Royal Mile, Meadowbank offers easy access to the world-class entertainment and shopping found in the bustling heart of the capital. The area is currently enjoying a surge in popularity thanks to the wealth of independent shops and vibrant restaurants, pubs, and cafés in the immediate area. It also benefits from being close to the thriving amenities of Leith Walk and Easter Road, as well as Meadowbank Retail Park, which boasts a Sainsbury's supermarket plus a number of additional high-street stores and fast-food outlets. Furthermore, the St James Quarter is within easy reach, the £1billion development offering world-class designer stores, trendy bars, entertainment facilities, and a diverse range of restaurants and eateries. Sports enthusiasts are well-catered for by nearby Meadowbank Sports Centre, which offers everything from multi-purpose sports halls and athletic tracks, to fitness classes and a state-of-the-art gym. Those who prefer to exercise in the great outdoors can opt for a walk-up Salisbury Crags and Arthur's Seat, or a slightly more leisurely climb up Calton Hill, either way enjoying spectacular panoramic views across the city. There is also excellent public and private schooling nearby, from nursery level upwards. The area is extremely well-connected with regular day and night bus services and good access to commuter routes, while Waverley train station is within walking distance





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