

# 22/2 Downfield Place

DALRY, EDINBURGH, EH11 2EL



*Lovely one-bedroom ground floor flat that boast a private front garden and a communal rear garden*



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McEwan Fraser Legal is delighted to present this lovely one-bedroom ground-floor flat that boasts a private front garden and a communal rear garden. Downfield Place is located just off Dalry Road which affords easy access to the centre. Presented in good internal order, the property would make an ideal first-time buy or sound buy-to-let investment.

# THE LIVING ROOM & KITCHEN



Internal accommodation is focused towards a bright and neutrally decorated living room. There is ample space for a large sofa and supporting furniture including a breakfast table. A bed recess to one end of the room offers the ideal position for a home office. The separate kitchen has a range of contemporary base and wall-mounted units with space provided for freestanding appliances.



The bedroom is well-finished and has large integrated wardrobes and plenty of space for a full suite of freestanding bedroom furniture. The accommodation is completed by a well-appointed bathroom room with a three-piece suite and a shower over the bath.

For extra warmth and comfort, there is gas central heating and double glazing.

# THE BEDROOM



# THE BATHROOM

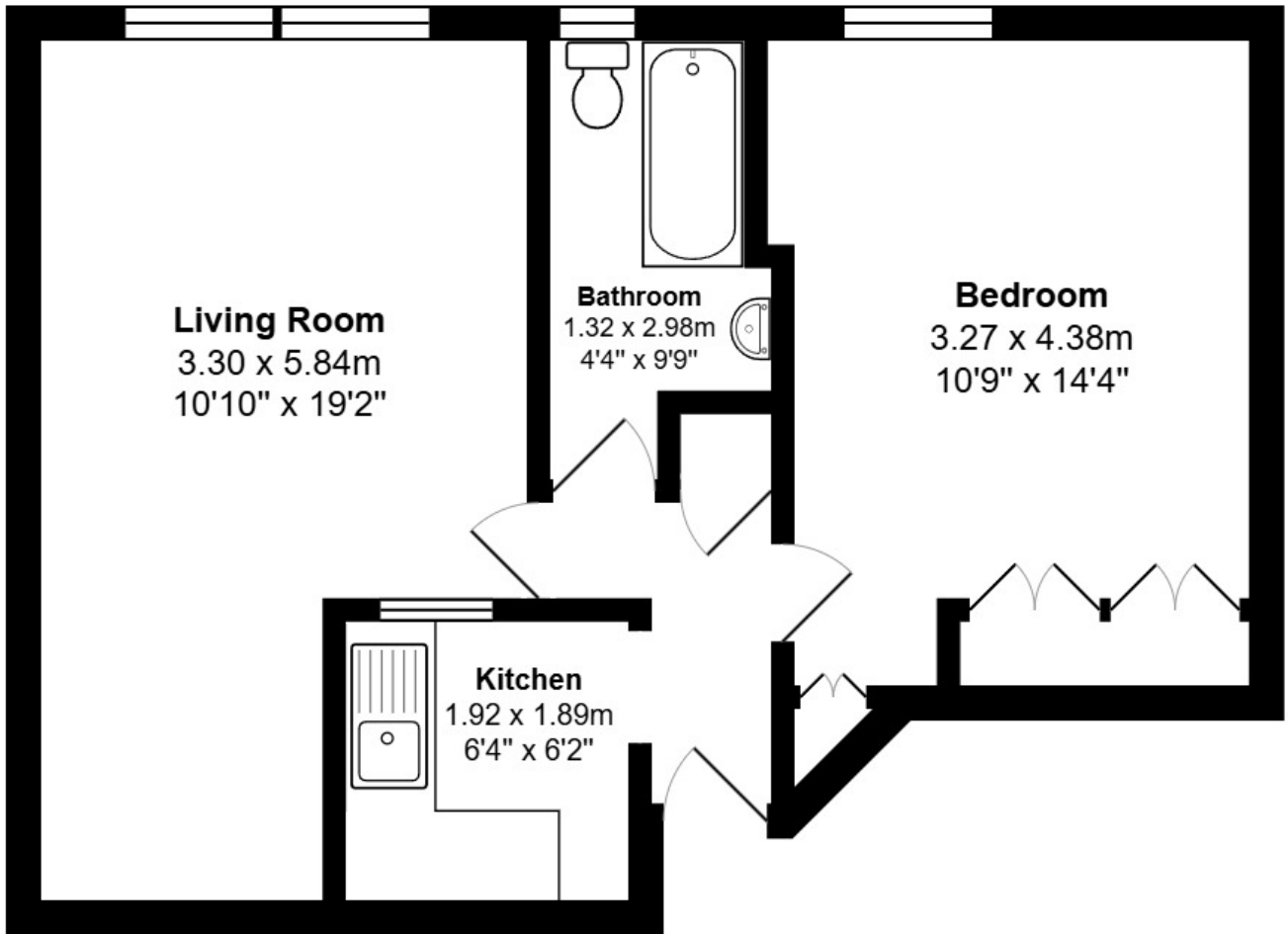


Externally, the property boasts a private front garden, and a communal rear garden and also benefits from a secure entry system. Early viewing is highly recommended.

# EXTERNALS

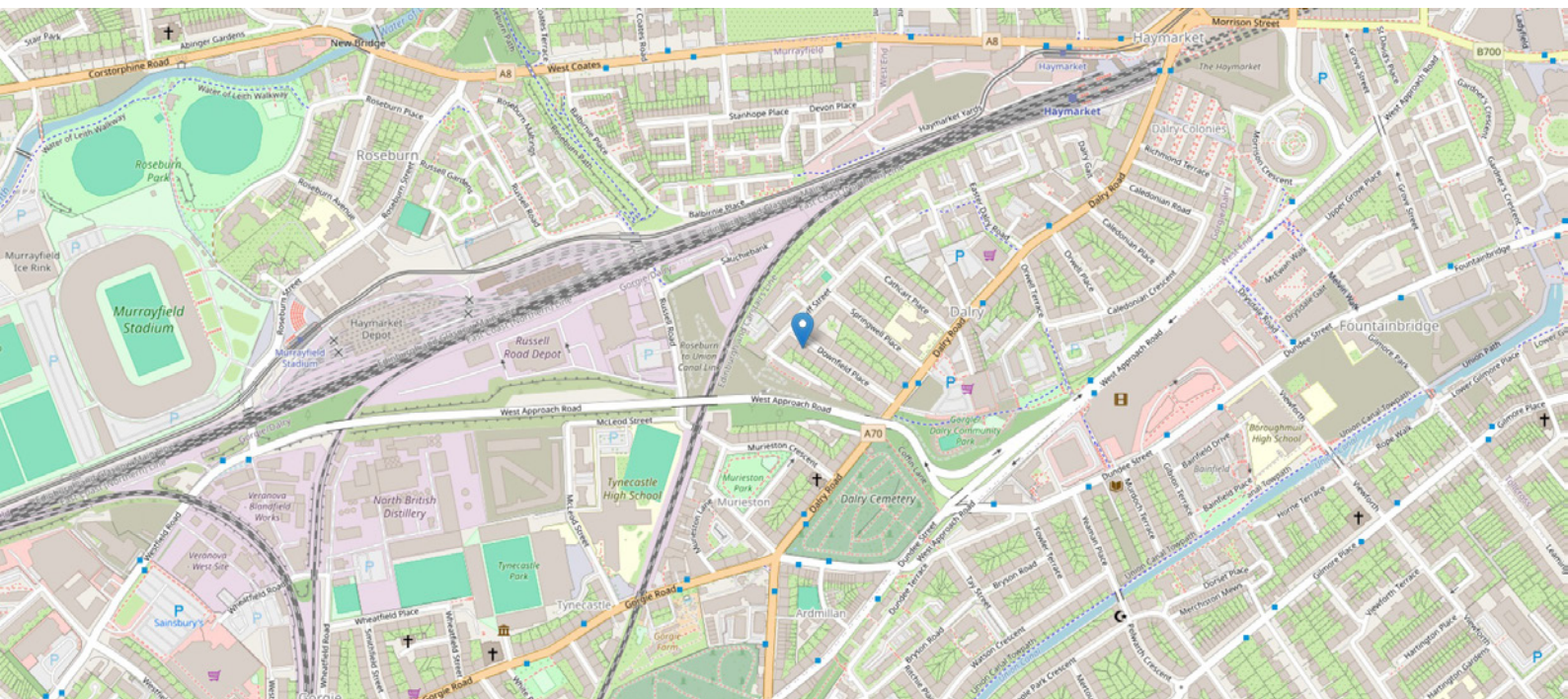


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 45m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Dalry is one of the city's popular residential districts, lying just beyond the West End and within walking distance of Princes Street. With Haymarket Train Station and the Edinburgh Tram service virtually on your doorstep, it is an ideal location for commuters or university/college students.





The property is surrounded by several local amenities including a Lidl and Cooperative on Dalry Road, Sainsbury's supermarket at Gorgie, as well as many recreational facilities including the Dalry Swim Centre, Fountain Park Leisure Complex, which houses a cinema, bowling, gym and several restaurants. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers and rowers. Regular bus services operate to and from the city centre and to surrounding areas. The city bypass and main motorway networks are also within easy reach, giving further access to the major motorway networks of the M8, M9 and M90, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.



# McEwan Fraser Legal

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