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Solicitors & Estate Agents
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2F1, 4 Dalgety Avenue
MEADOWBANK, EDINBURGH, EH7 5UE



The Location

Meadowbank

Meadowbank is a sought after location to the east of the city centre. Within the vicinity, there is an excellent range of local amenities, including local shopping, transport and recreational facilities. Local shopping facilities can be found within walking distance of the flat at the nearby Meadowbank Retail Park, here you can provide everything for all your monthly requirements. There are many recreational facilities within the surrounding areas, including many fine golf courses, Meadowbank Sports Centre and many delightful walks through the Holyrood Park, which is only a stone's throw from the property. Regular bus service is within minutes from the property will take you west to the city centre or east via Portobello into the heart of East Lothian.



2F1,4

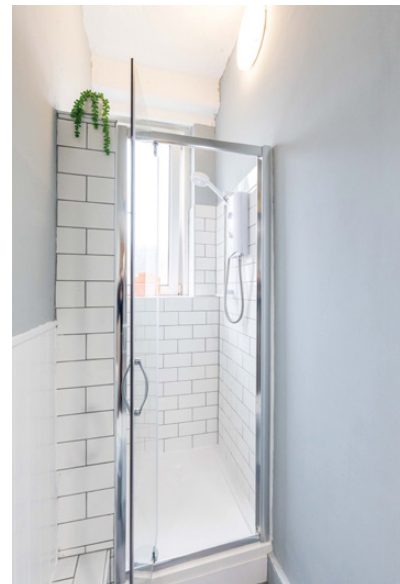
MEADOWBANK
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EH7 5UE

Dalgety Avenue

Presented in an immaculate condition with fresh décor and newly installed shower room, this property is sure to appeal to the discerning buyer. In true “walk-in” condition, the lounge is spacious with elegant proportions and fine period features including cornice and an arched alcove. There is room in the recess for a small dining table and chairs or, alternatively, a desk and chair. The bedroom enjoys a bank of fitted wardrobes and space for free-standing furniture.

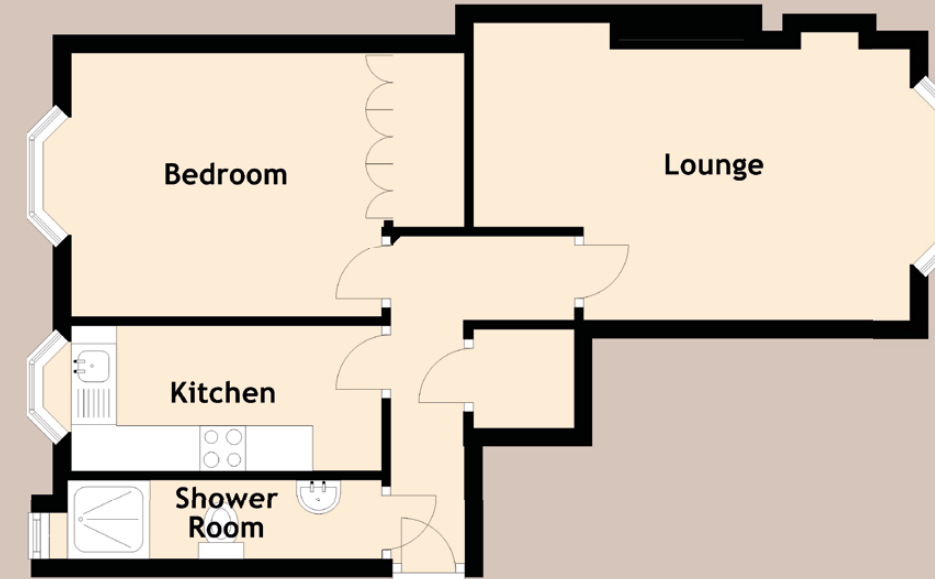
The kitchen is modern with white gloss floor and wall mounted cabinets with contrasting worktop and backsplash. The shower room is newly installed with a classic design tiled shower enclosure, close coupled toilet and wash hand basin. The muted colour scheme throughout is contemporary classic offering you a home you can move into and enjoy.





Specifications

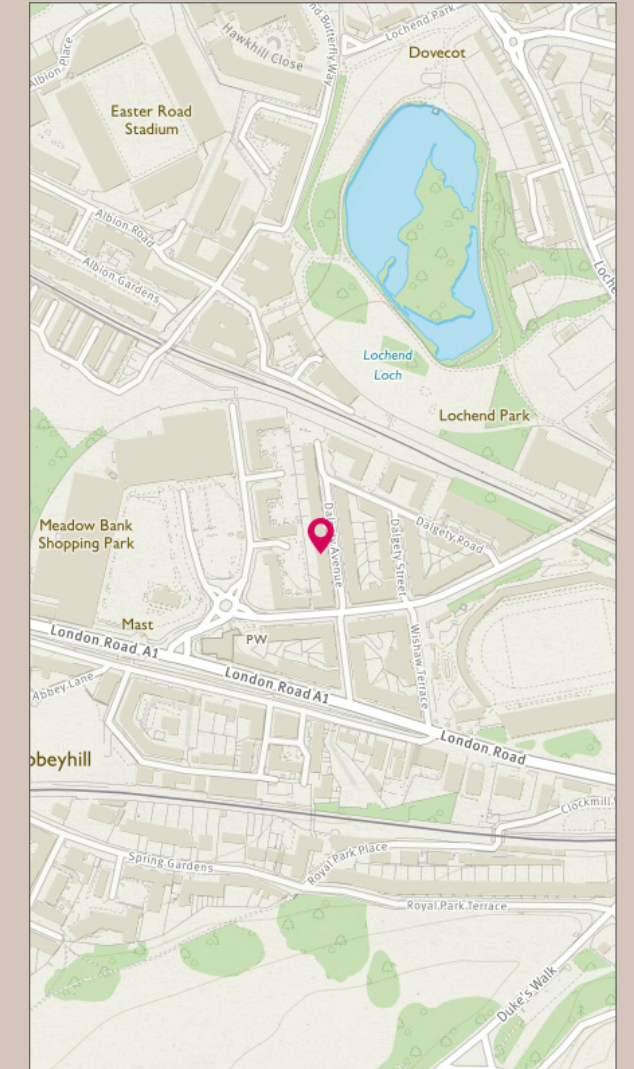
Floor plan, Dimensions & Map



Approximate Dimensions
(Taken from the widest point)

Lounge	4.82m (15'10") x 2.96m (9'5")
Kitchen	3.62m (11'11") x 1.60m (5'3")
Bedroom	3.47m (11'4") x 2.92m (9'7")
Shower Room	3.77m (12'4") x 0.87m (2'10")

Gross internal floor area (m²): 47m²
EPC Rating: C






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