

5/2 Downfield Place

DALRY, EDINBURGH, EH11 2EH



WELL PRESENTED TWO BEDROOM GROUND FLOOR
TENEMENT FLAT IN GOOD INTERNAL ORDER



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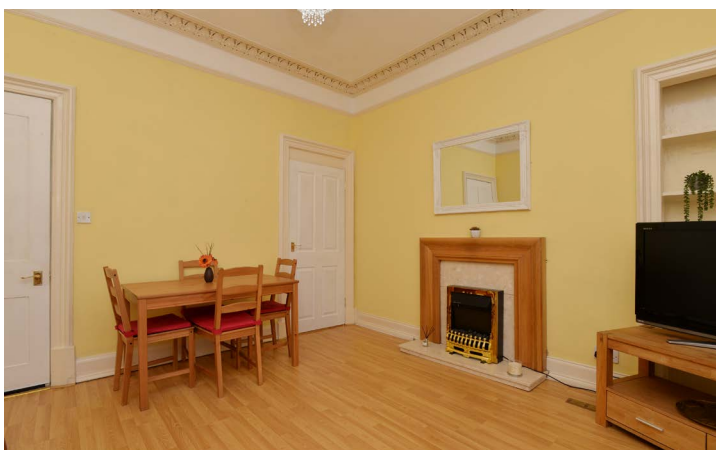
McEwan Fraser Legal is delighted to present this two bedroom ground floor flat, making for an excellent first-time buyer or buy-to-let opportunity. Viewing of this property is highly recommended.

Internally this property is in excellent decorative order, briefly comprising; entrance hallway with a shelved storage cupboard, a bright and spacious sitting room with a feature electric fire including surround, built-in shelving and original cornicing, leading onto the fully fitted compact kitchen, benefiting from an integrated ceramic 4 hob/oven, extractor hood and under-unit lighting, a spacious double bedroom with large storage cupboard, a smaller double bedroom, a two-piece, partially tiled WC with extractor fan and a two-piece, fully tiled bathroom, benefiting from an over-head shower and extractor fan.

This property also benefits from; electric heating system, with gas available if required, full double glazing, secure door entry system, high ceilings throughout, on-street permit parking available for residents, private external storage, private front and communal rear garden grounds.

5/2 Downfield Place

The Lounge





The Kitchen



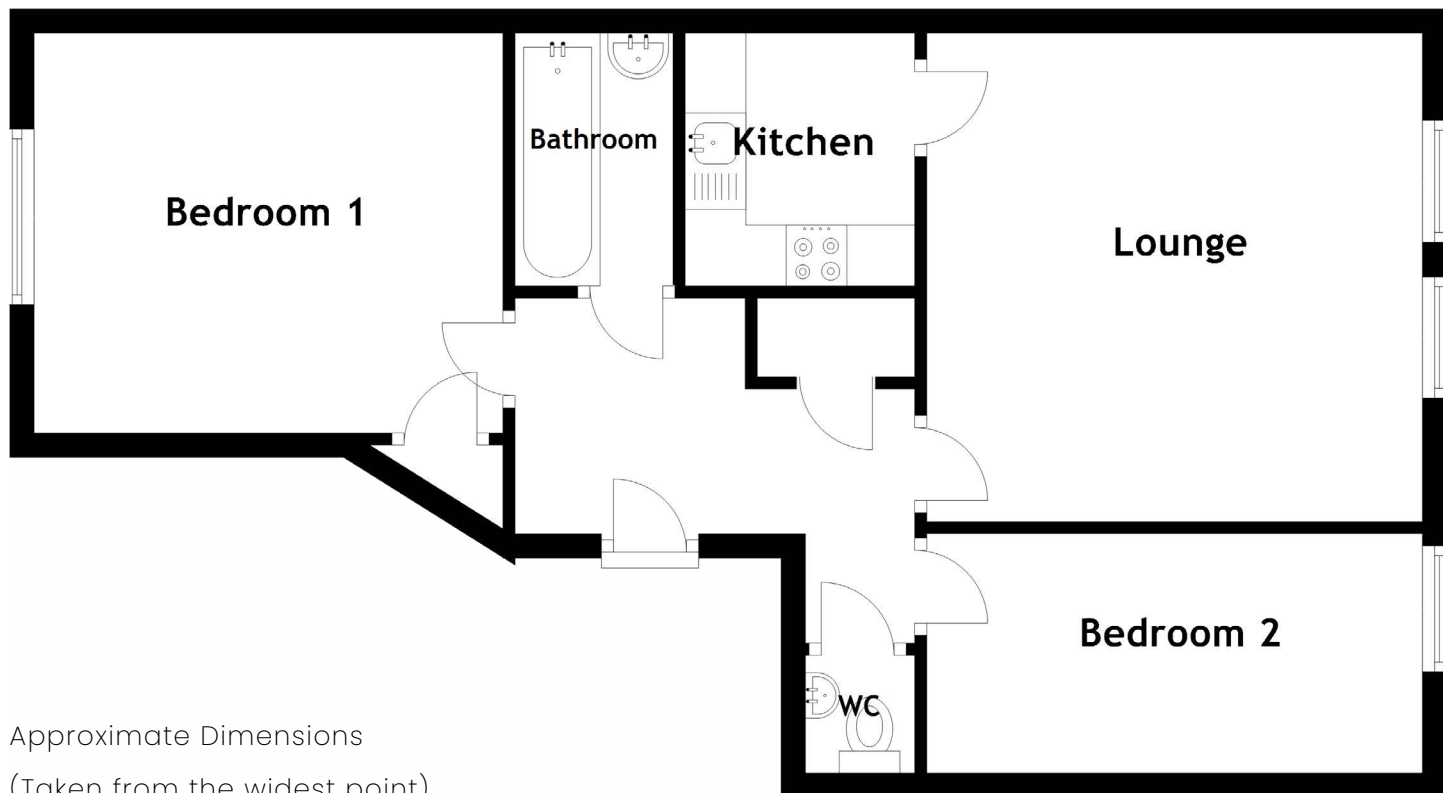
The Bedrooms





"...a two-piece, partially tiled WC with extractor fan and a two-piece, fully tiled bathroom, benefiting from an over-head shower and extractor fan..."

The Bathrooms



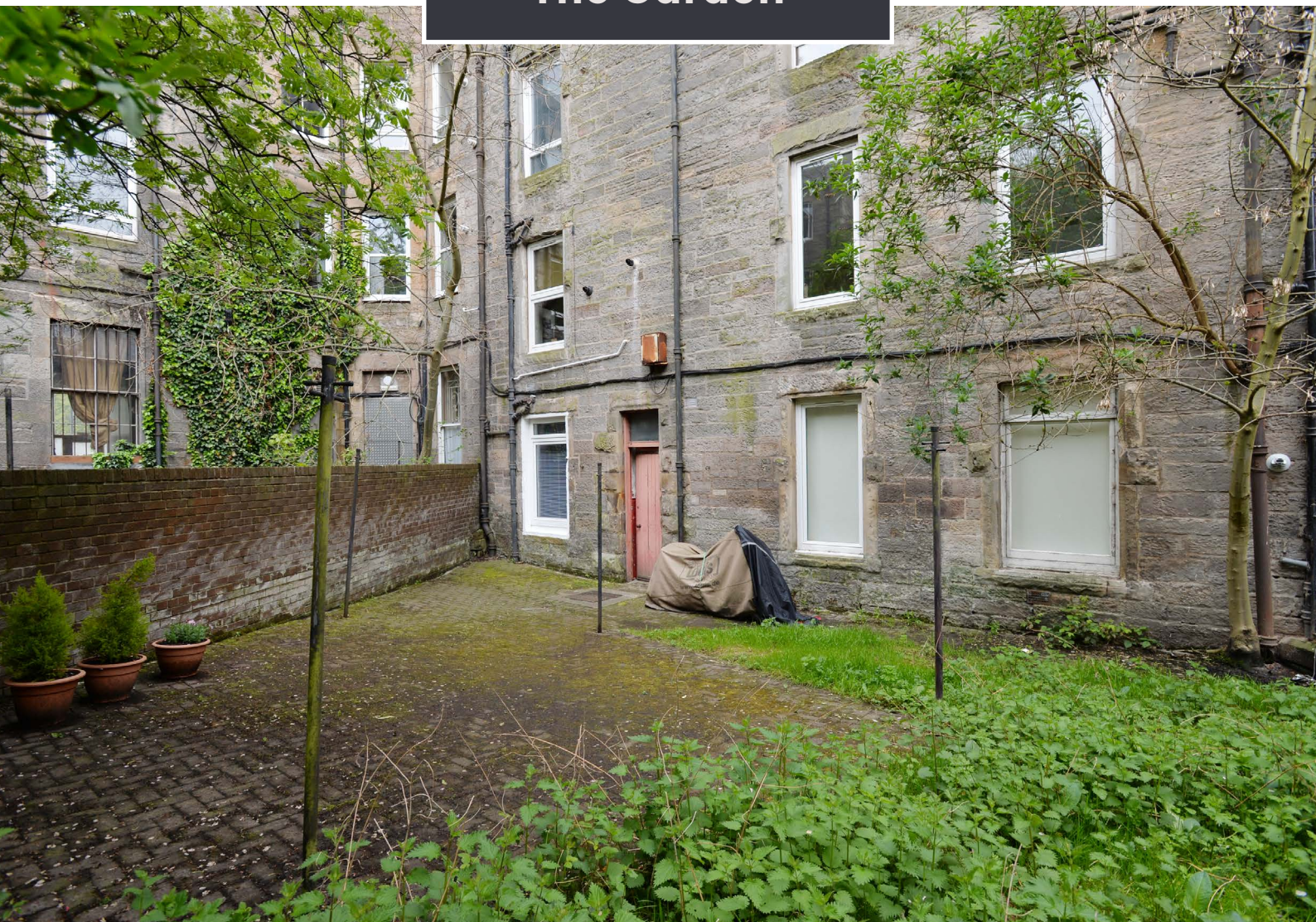
Approximate Dimensions
(Taken from the widest point)

Lounge	4.08m (13'5") x 4.02m (13'2")	WC	0.93m (3'1") x 0.90m (2'11")
Kitchen	2.08m (6'10") x 1.89m (6'2")		
Bedroom 1	3.86m (12'8") x 3.29m (10'10")	Gross internal floor area (m ²): 50m ²	
Bedroom 2	4.05m (13'3") x 1.97m (6'6")	EPC Rating: F	
Bathroom	1.84m (6') x 1.30m (4'3")		





The Garden



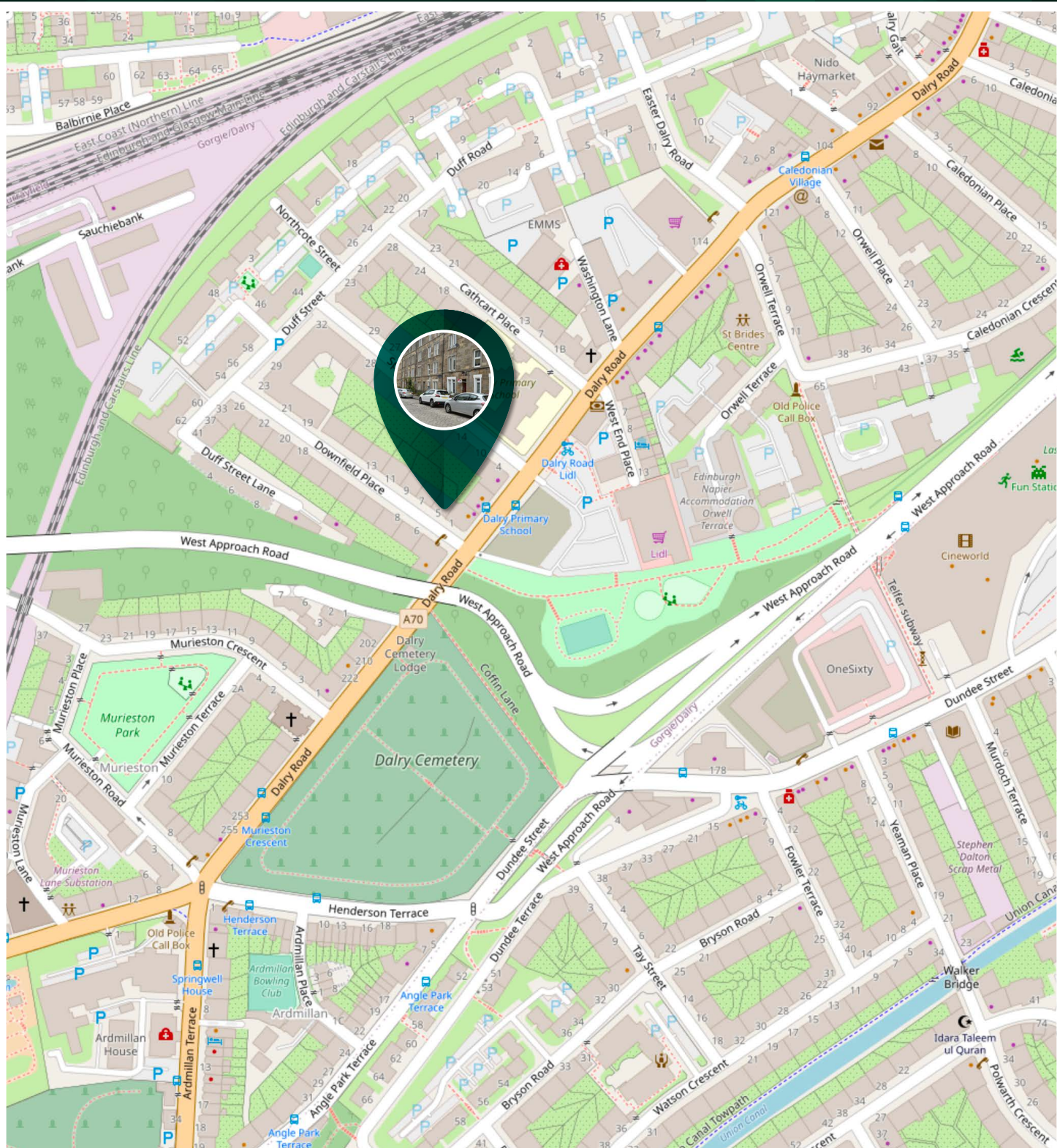


Dalry is one of the city's popular residential districts, lying just beyond the West End and within walking distance of Princes Street. With Haymarket Train Station & Edinburgh Tram service virtually on your doorstep, it is the ideal location for commuters or university/college students.

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 & 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.

The Location



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Exchange
Available



THE SUNDAY TIMES
THE 2021 TIMES



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