

22 Dalmeny Road

EDINBURGH, EH6 4QY



*SPACIOUS TWO BED UPPER FLAT IN TRINITY
ONE OF EDINBURGH'S MOST DESIRABLE AREAS*



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McEwan Fraser Legal is delighted to present this two-bedroom upper flat in one of Edinburgh's most desired areas of Trinity.

Inside, the property comprises of a spacious living room which also accommodates dining space and offers various possibilities for furniture arrangements. There is a fully equipped kitchen which has been upgraded by the current owners with butcher block, worktops, and integrated appliances. The kitchen is perfect for an aspiring chef. The property benefits from two spacious bedrooms, both of which are double in size and have built-in storage. The bathroom is a three-piece white bath suite with a shower over the bath. The bathroom is finished to a high standard with a modern finish.

In addition to this, the property benefits from two spacious cupboards as well as an Attic that runs the size of the property. The attic has the potential to be developed into more rooms. The flat further benefits from double-glazed windows, gas central heating, making for a warm and cost-effective home you're around. There is also an allocated parking space as well as free on-street parking.

The Property

The Lounge



The Kitchen



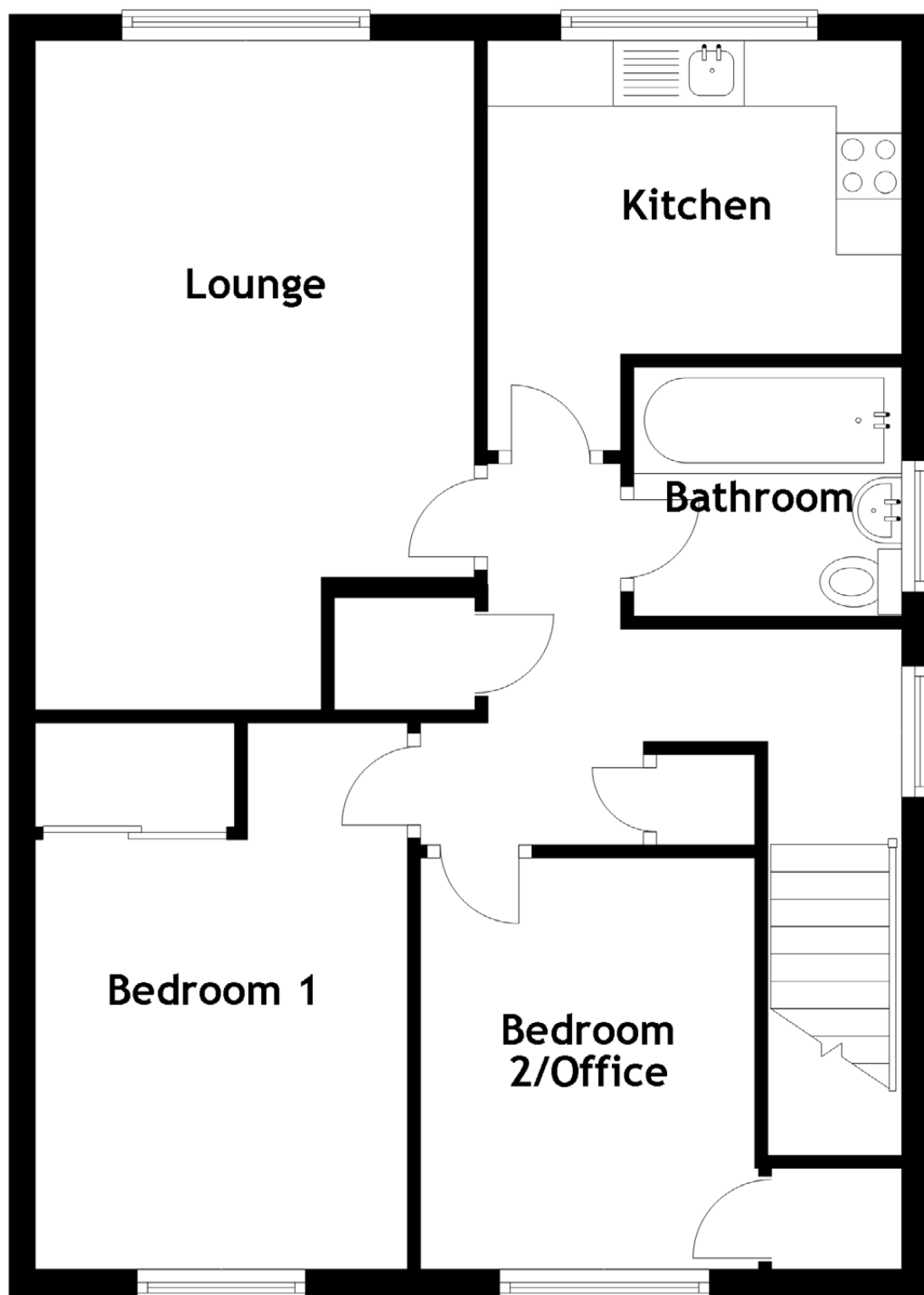
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Bedroom 2/Office







Approximate Dimensions

(Taken from the widest point)

Lounge	5.11m (16'9") x 3.35m (11')	Bathroom	1.92m (6'4") x 1.90m (6'3")
Kitchen	3.13m (10'3") x 2.88m (9'5")		
Bedroom 1	4.17m (13'8") x 2.84m (9'4")	Gross internal floor area (m ²): 61m ²	
Bedroom 2/Office	3.14m (10'4") x 2.55m (8'4")	EPC Rating: C	



CLICK HERE FOR
PROPERTY WALK-THROUGH





BOTANIC GARDENS

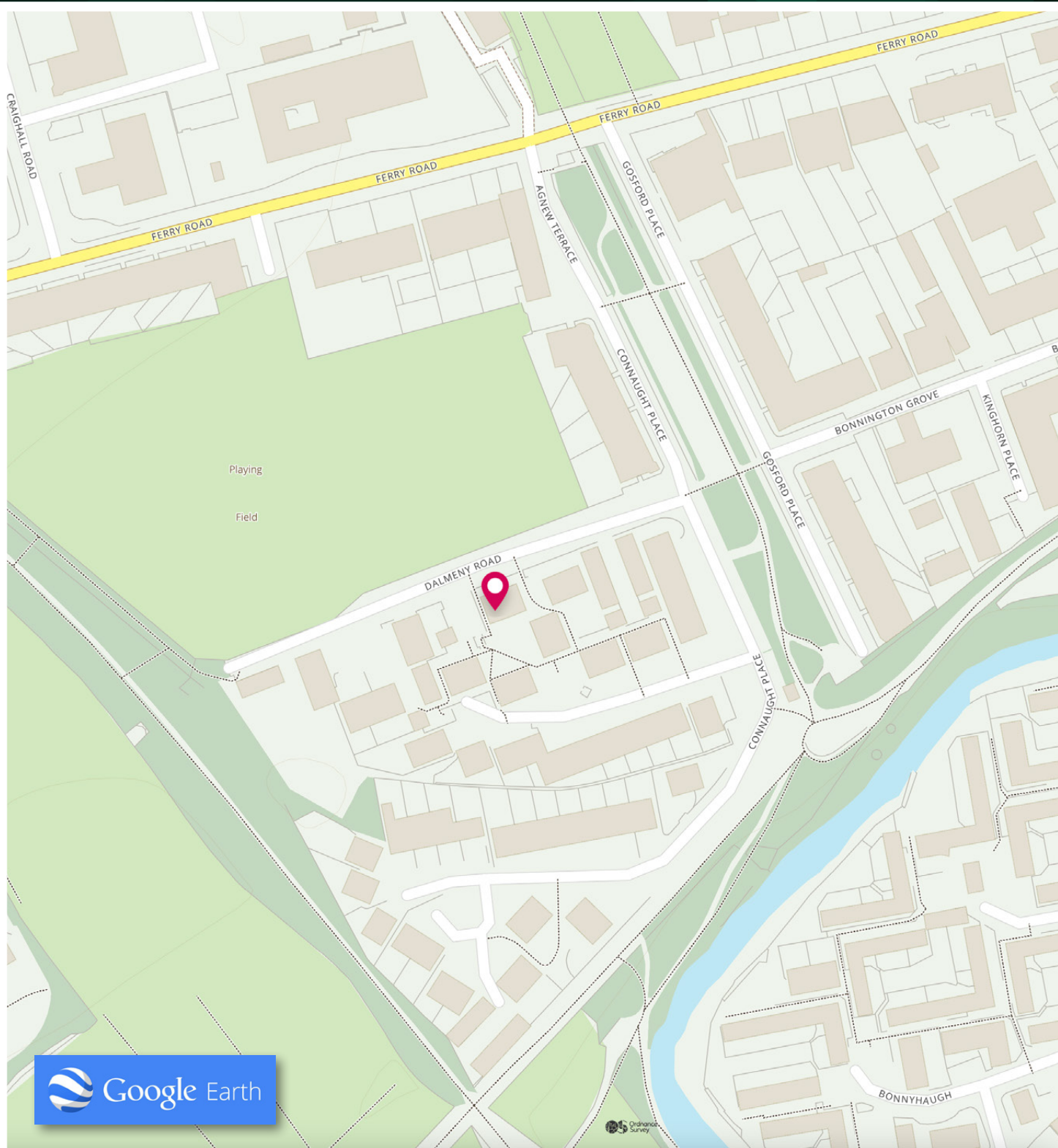
Trinity is situated just north of the New Town connected to it by Inverleith Row. It comprises a wide variety of substantial property styles ranging from very large detached stone-built villas to spacious flatted properties, all completed before the turn of the century. Rather fewer modern properties provide something of a counterpoint but even a brief visit to the district will readily reveal its air of establishment and maturity.

From here, along Inverleith Row, the trip into the City Centre might take as little as ten minutes using one of the many and frequent bus services that pass through the district. Being located on Ferry Road, travel to the east and west side of the City cannot be simpler or more convenient. For those who enjoy open-air facilities, there are the Botanic Gardens and Inverleith Park nearby. The walkways created on some of Edinburgh's old railway lines which radiate out from Warriston offer country-like walks yet within the very heart of the City.

All things considered, this is a peaceful, quiet, convenient and well-established area surrounded by excellent services and amenities and within the easiest possible reach of the City Centre. As a consequence of all this, it is a much respected and highly sought after area.

The Location





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Part
Exchange
Available



Text and description
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