

# 25/1 Springwell Place

DALRY, EDINBURGH, EH11 2HZ



BEAUTIFULLY PRESENTED TWO-  
BEDROOM TENEMENT FLAT



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Part Exchange available!  
McEwan Fraser is delighted to bring this beautifully presented two-bedroom tenement flat to the market. The property enjoys a ground-floor position on a sought-after residential street in Dalry. Internally, the property is in excellent condition, neutrally decorated and comes with gas central heating, double glazing, private front and communal rear gardens. This would be an ideal first-time buy or savvy buy-to-let investment and early viewing is highly recommended.







Accommodation is focused on a generous living room with high ceilings and a dedicated dining area. There is space for different furniture configurations allowing a new owner plenty of scope to create their ideal entertaining space.

The kitchen is adjacent to the living room and comprises a full range of base and wall-mounted units that provide plenty of prep and storage space. The units are set against a tiled splash-back and there is a mix of integrated and free-standing appliances including a dishwasher.

**address goes here**











Bedroom one is a large double bedroom that enjoys period features, integrated wardrobe, and ample space for a full range of free-standing bedroom furniture. Bedroom two is a further ample double bedroom. The accommodation is completed by a modern shower room, separate WC and a handy utility cupboard, which houses the washing machine.

This is an impressive property is a fantastic location that give easy access to Edinburgh city centre. Internal viewing is highly recommended.







**Bedroom 2**





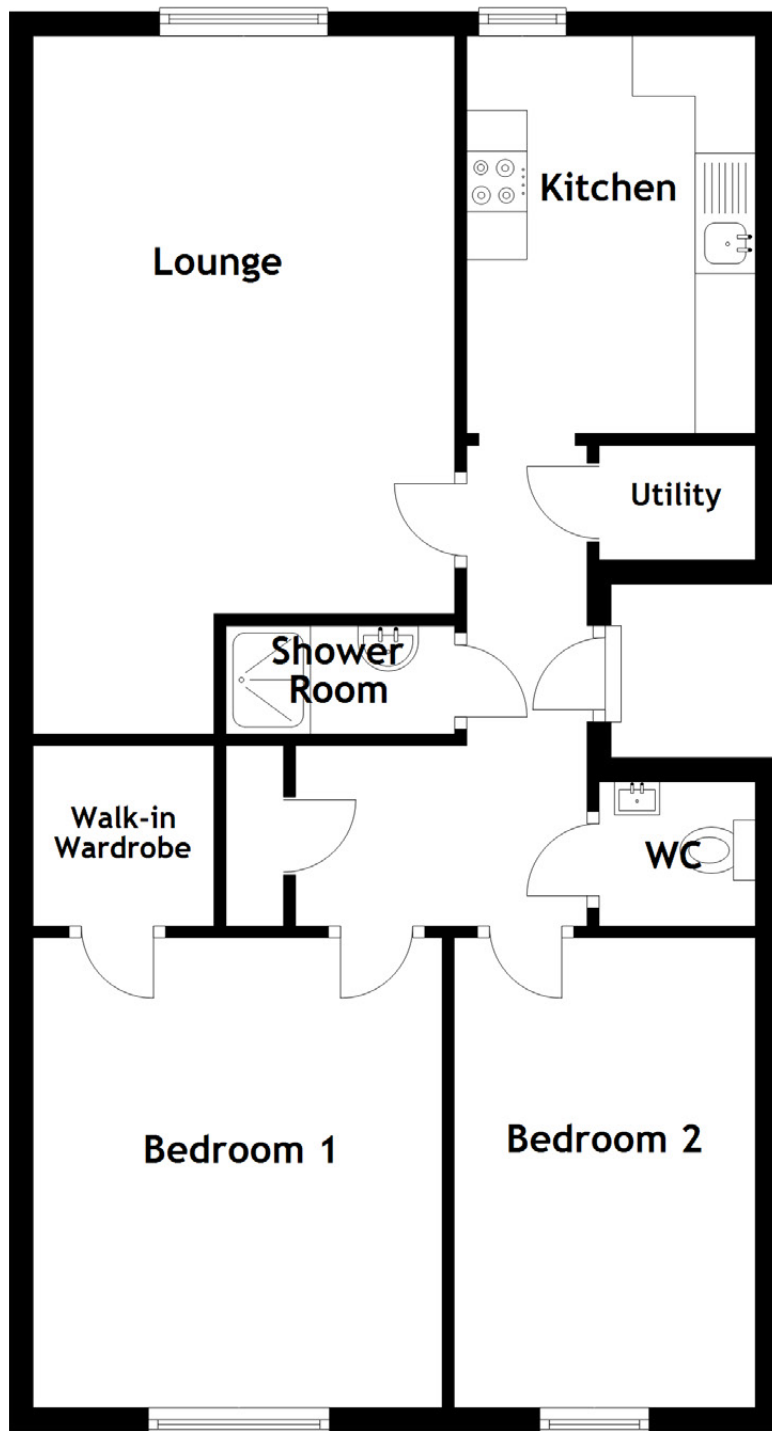








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Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.50m (11'6")
Kitchen	3.30m (10'10") x 2.40m (7'10")
Bedroom 1	3.90m (12'10") x 3.40m (11'2")
Bedroom 2	3.90m (12'10") x 2.50m (8'2")
Shower Room	1.90m (6'3") x 0.90m (2'11")
WC	1.30m (4'3") x 1.20m (3'11")
Walk-in Wardrobe	1.80m (5'11") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>

EPC Rating: C









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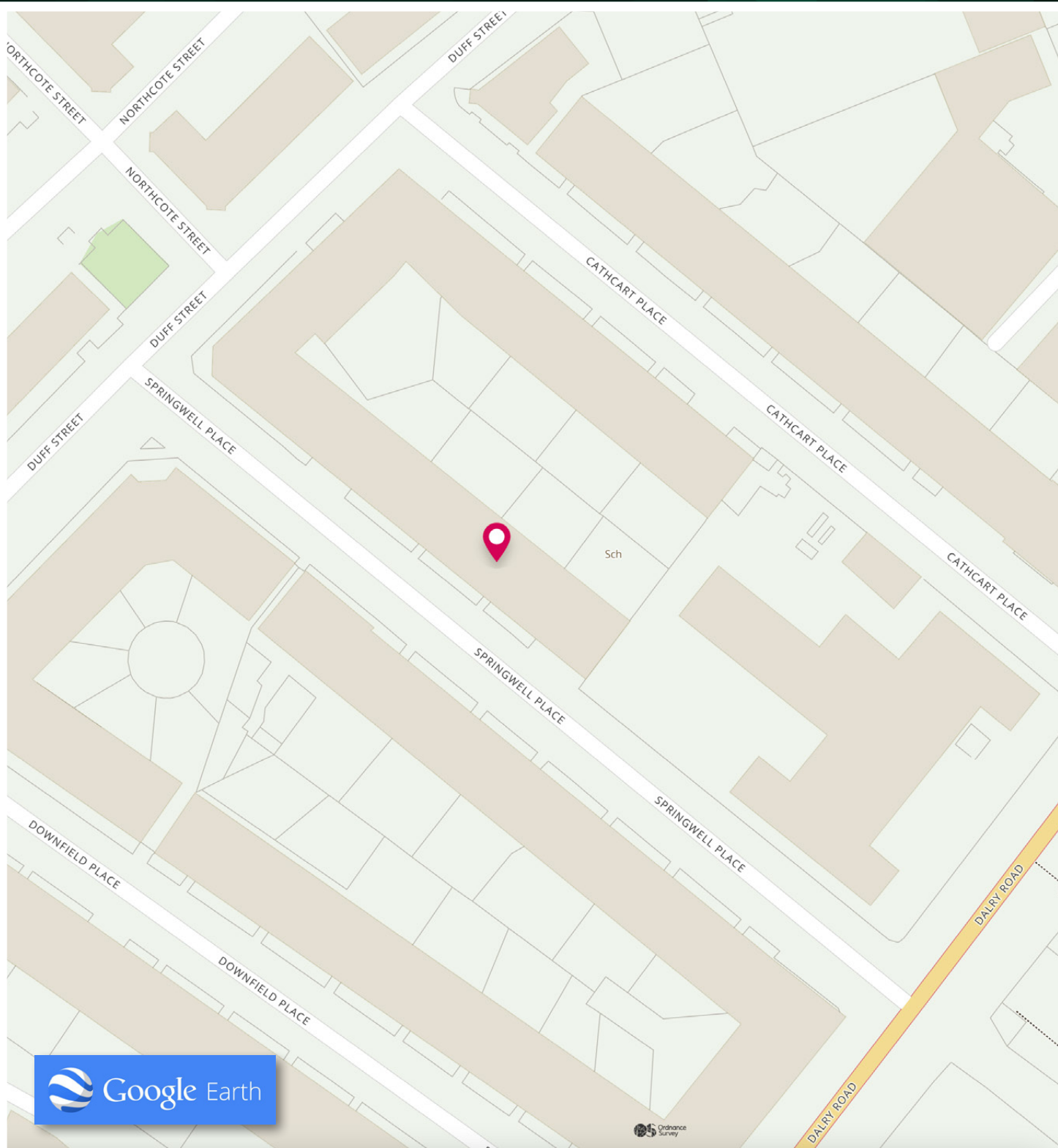
Dalry is one of the city's popular residential districts, lying just beyond the West End and within walking distance of Princes Street. With Haymarket Train Station and Edinburgh Tram service virtually on your doorstep, it is the ideal location for commuters or university/college students. The property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

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## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

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Part  
Exchange  
Available



Text and description  
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