

# 11/1 Downfield Place

DALRY, EDINBURGH, EH11 2EJ



## ONE-BEDROOM GROUND FLOOR FLAT



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

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







Internal accommodation is focused towards a bright and neutrally decorated open-plan kitchen/ living room. There is ample space for a large sofa and supporting furniture including a breakfast table. The German designer kitchen, has a range of contemporary base and wall mounted units with various integrated appliance's including Siemens oven, induction hob and hood.

The bedroom is similarly well finished and enjoys integrated wardrobe. The accommodation is completed by a well-appointed shower room and a central hallway with an integrated storage cupboard. For extra warmth and comfort, there is gas central heating and double glazing.



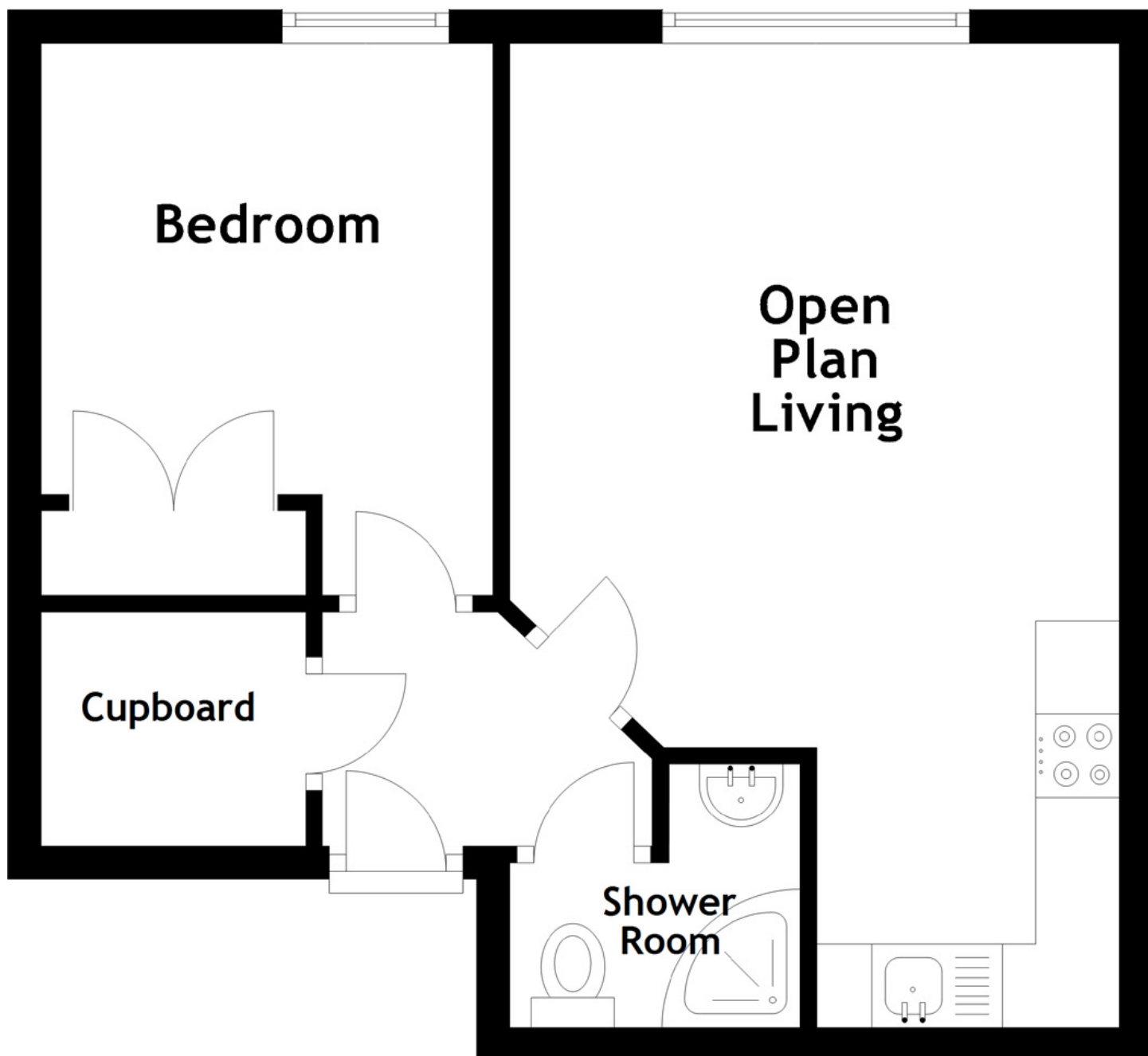


**The Bedroom**









Approximate Dimensions  
(Taken from the widest point)

Open Plan Living	5.90m (19'4") x 3.65m (12')
Bedroom	3.31m (10'10") x 2.71m (8'11")
Shower Room	1.74m (5'9") x 1.58m (5'2")

Gross internal floor area (m<sup>2</sup>): 36m<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 & 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



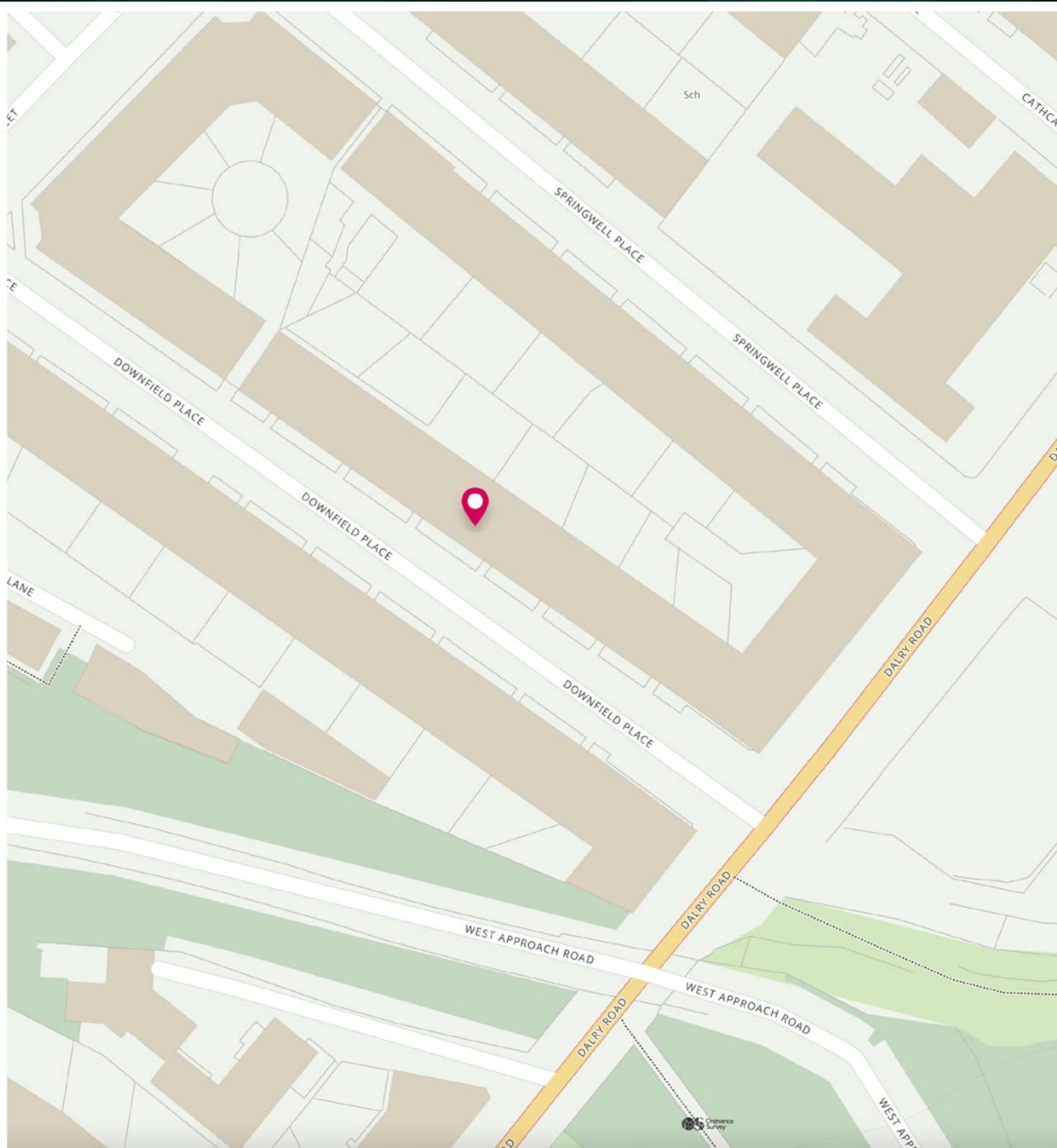


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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