

10/1 Springwell Place

DALRY, EDINBURGH, EH11 2JA



*SPACIOUS ONE BEDROOM GROUND FLOOR
FLAT IN EDINBURGH'S POPULAR AREA OF DALRY*



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McEwan Fraser Legal is delighted to present this spacious one-bedroom ground-floor flat in Edinburgh's central area of Dalry.

Inside, the property features a fully equipped kitchen located in the open-plan living/dining room, which is generously proportioned, bright, and offers various options for furniture arrangements. The kitchen is fitted with free-standing white goods, a fan oven, and a gas hob.







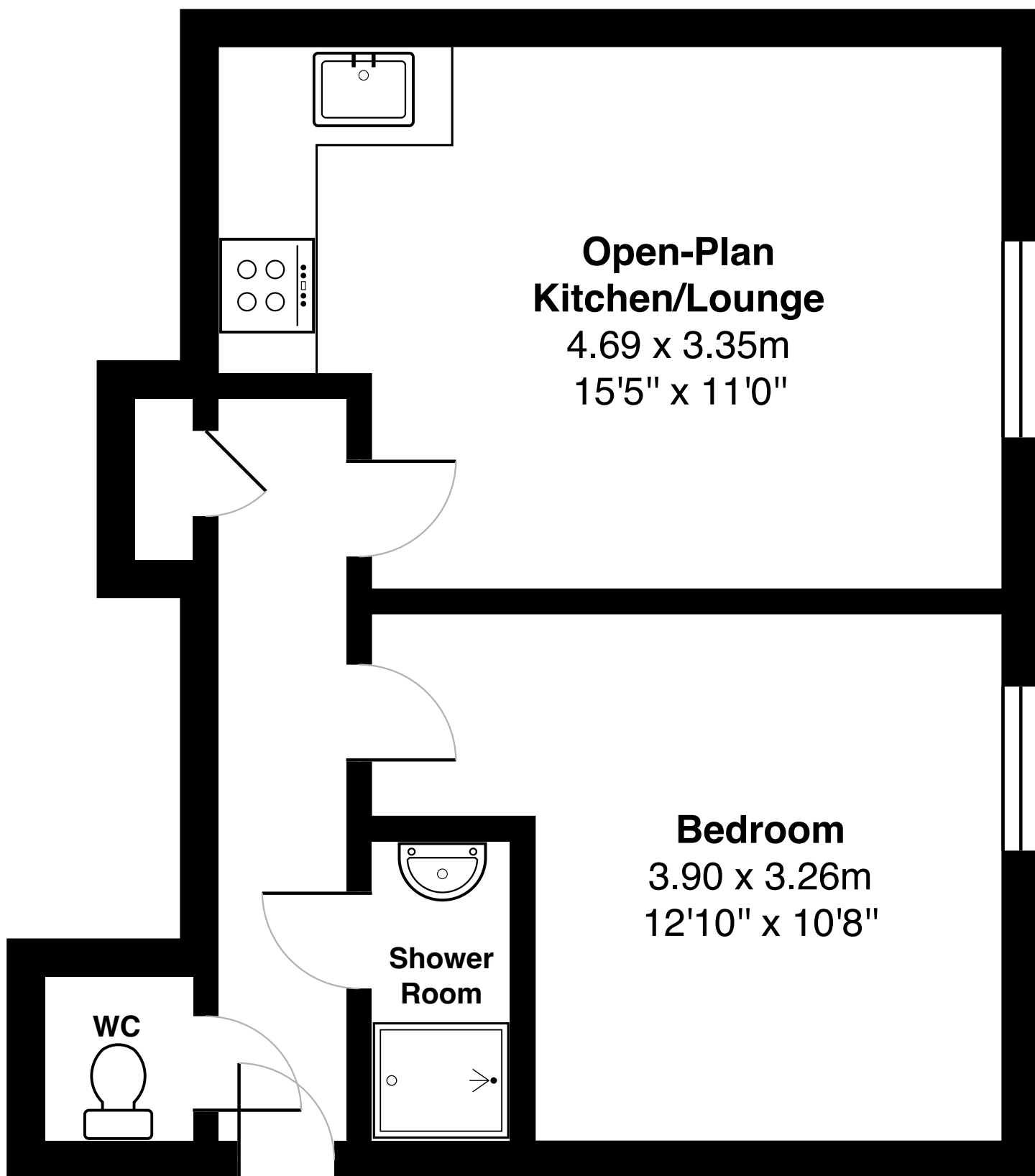
The flat includes one generously sized double bedroom and a family shower room, which is spacious and fitted with a modern shower, sink, and a separate WC, making the most of the available space.











Gross internal floor area (m²): 36m²

EPC Rating: C



Additionally, the property benefits from gas central heating, modern double glazing, on-street permit parking, and a communal rear garden.

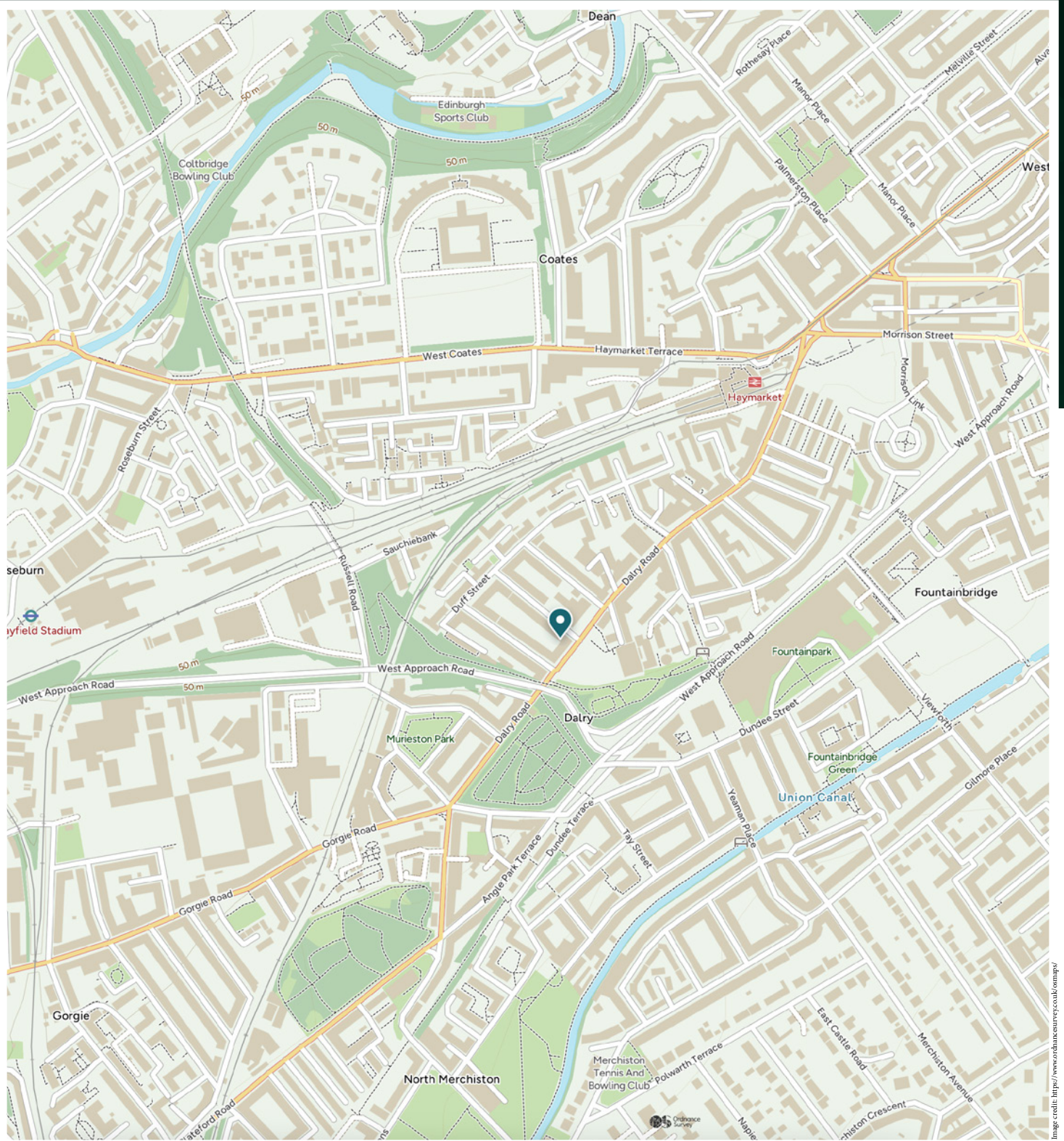




Dalry is one of the city's most popular residential districts, lying just beyond the West End and within walking distance of Princes Street.

There are local post office services with a full choice of banking and building society services within the immediate vicinity. Should more specialised shopping be required, the West End and Princes Street are only 3 or 4 minutes away using one of the many and frequent bus services offered, while Haymarket Railway Station and the tram line is virtually on the doorstep. It is also worth noting the close proximity to Dalry Swim Centre and a short walk through a vennel takes you to Fountain Park, which houses a multi-screen cinema complex and fitness centre.

The Location



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**Part
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Available**



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