

29/7 Springwell Place

EDINBURGH, EH11 2HX



*JUST A SHORT WALK TO EDINBURGH
CITY CENTRE AND HAYMARKET STATION*



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McEwan Fraser Legal is delighted to present this modern first-floor one bedroom flat in the heart of Edinburgh in popular Dalry area.

Inside, the property comprises of a fully equipped kitchen/living room which is generously proportioned and will accommodate various configurations for furniture arrangements. The kitchen is fitted with hob, fan oven, fridge and washing machine making good use of the space available. There is one well-proportioned double bedroom which has plenty of space for free-standing furniture and also benefits from a large window and beautiful cornicing. The property is equipped with a spacious three-piece white bathroom suite with a shower over the bath. There is a box room that is generous and accommodates a bunk bed as well as a work-from-home space. Well equipped for modern living.

In addition to this, the property is double-glazed with modern smart-home integrated heating. There is also on-street permit parking and pay and display for visitors alike.

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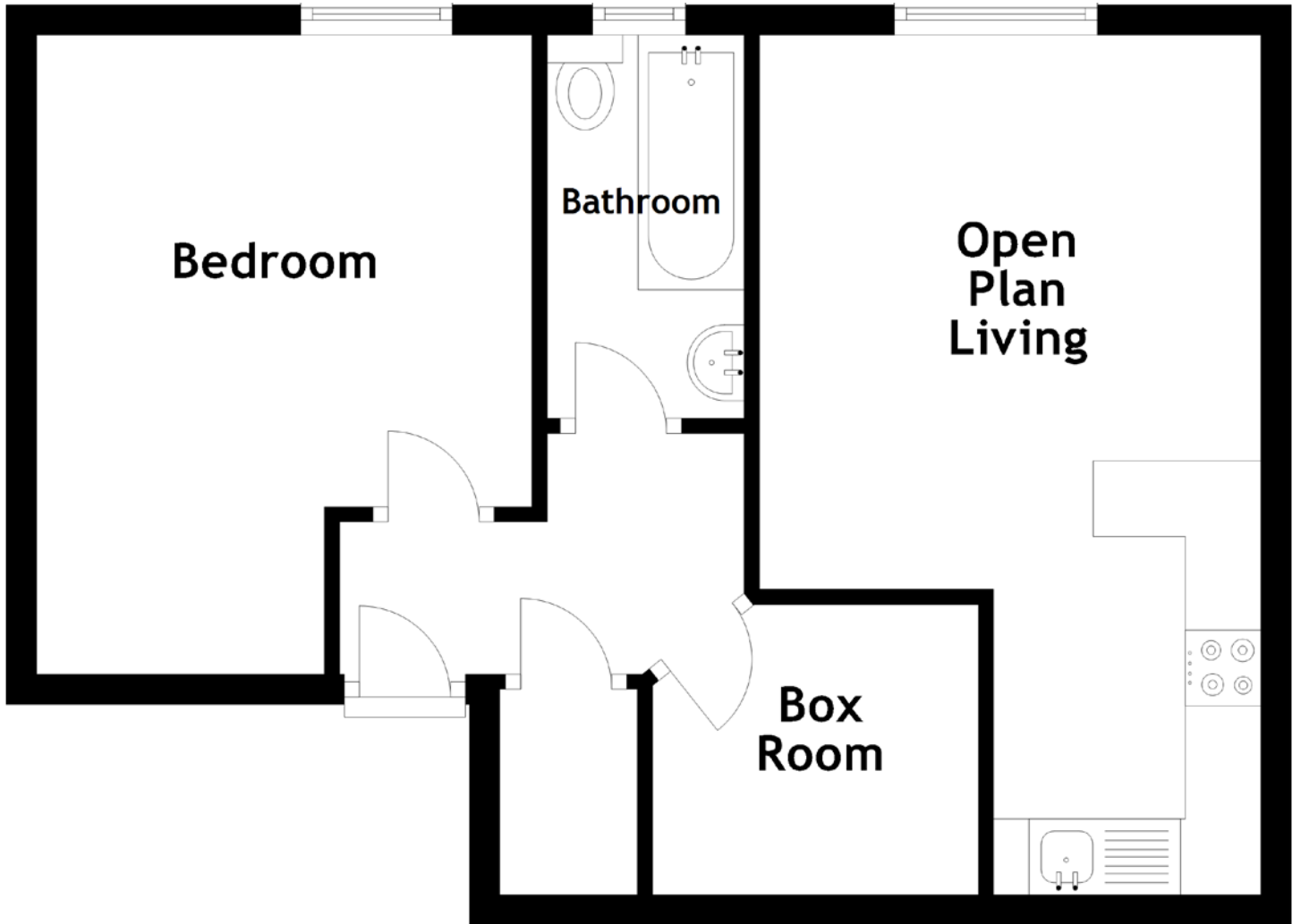


The Bedroom









Approximate Dimensions

(Taken from the widest point)

Open Plan Living	5.67m (18'7") x 3.31m (10'10")	Gross internal floor area (m ²): 42m ²
Bedroom	4.22m (13'10") x 3.27m (10'9")	EPC Rating: D
Box Room	2.15m (7'1") x 1.92m (6'3")	
Bathroom	2.53m (8'4") x 1.30m (4'3")	

Floor Plan





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 long awaited 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

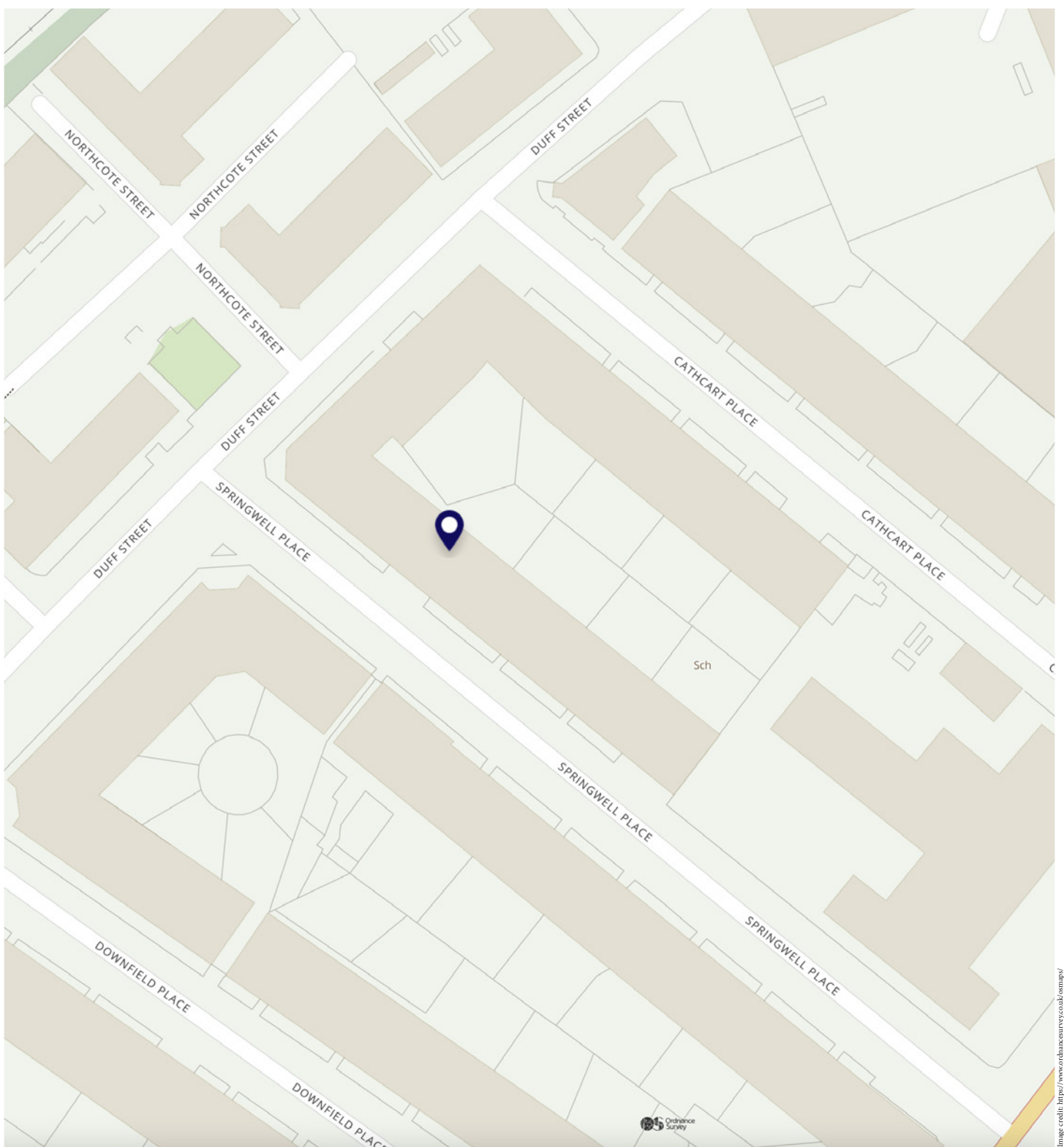


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