



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

2f2, 6 Dalgety Avenue

EDINBURGH, EH7 5UE



# LOCATION

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Meadowbank is a sought after location to the east of the city centre. Within the vicinity, there is an excellent range of local amenities, including local shopping, transport and recreational facilities.

Local shopping facilities can be found within walking distance of the flat at the nearby Meadowbank Retail Park, here you can provide everything for all your monthly requirements.

There are many recreational facilities within the surrounding areas, including many fine golf courses, Meadowbank Sports Centre and many delightful walks through the Holyrood Park, which is only a stone's throw from the property.

Regular bus service is within minutes from the property will take you west to the city centre or east via Portobello into the heart of East Lothian.



# 2F2, 6 DALGETY AVENUE

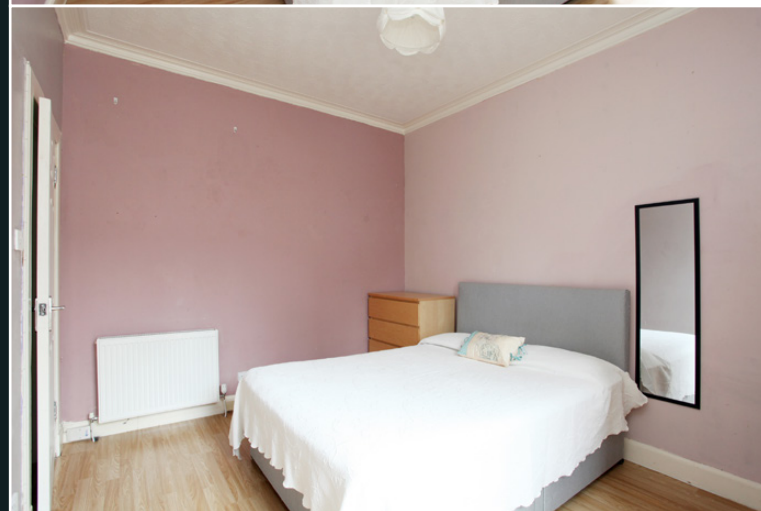
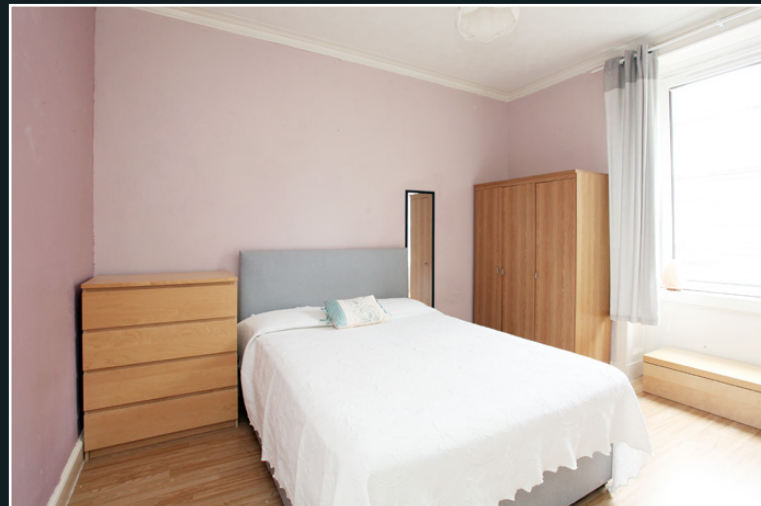
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An excellent opportunity has arisen to acquire this spacious, modernised one-bedroom apartment, located in the popular Meadowbank area of Edinburgh, making for an ideal first-time buyer or buy-to-let opportunity. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly consisting of an entrance hallway with large cupboard, and open plan kitchen/lounge. This property further benefits from central heating, as well as being double glazed. The kitchen has ample space for free-standing white goods as well as plenty of cupboard space. The large hall cupboard contains a plumbed washing machine and ample storage space. The double bedroom is spacious and bright and is fresh to make for a very neutral bedroom. The property is completed by a shower room which has been finished to a great standard.

This property also benefits from a secure door entry system and more than adequate on-street parking to accommodate residents and visitors alike. Early bird viewing is highly recommended as this property is to be of particular interest to first time buyers, investors and young professionals alike.





# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	5.50m (18'1") x 3.25m (10'8")
Bedroom	4.30m (14'1") x 3.10m (10'2")
Shower Room	2.70m (8'10") x 1.30m (4'3")

Gross internal floor area (m<sup>2</sup>): 35m<sup>2</sup>

EPC Rating: C

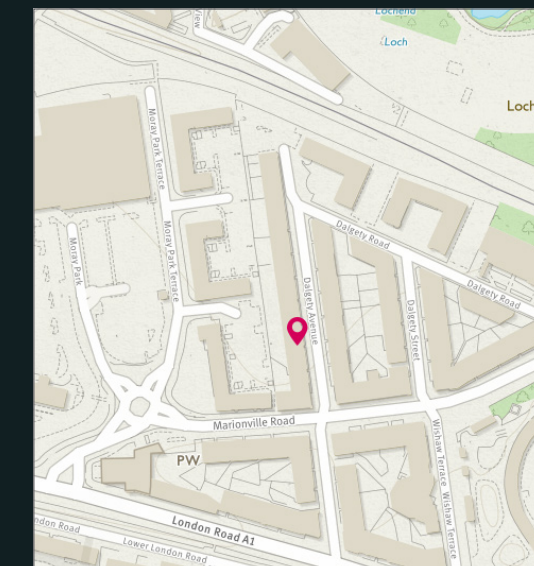


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**Solicitors & Estate Agents**

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
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**BEN STEWART CLARK**  
 Surveyor



Professional photography  
**LEIGH ROLLO**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer