





25/7 Dalgety Road Meadowbank EH7 5UH

'An excellent sized 3rd (top) floor corner flat within a purpose built landscaped development close to the city centre.'

Hallway with storage, fabulous corner bay window lounge/dining room with lovely view towards Arthur's Seat, fitted kitchen with appliances, master bedroom with built in mirror wardrobes plus ensuite shower room, 2nd double bedroom with mirror wardrobes and spacious bathroom. Electric storage heating and double glazing. Entryphone system. Allocated parking space. Ideal home or buy to let investment.

LOUNGE/DINING ROOM (17'9 X 13'5) 5.4M X 4.1M
KITCHEN (13'6 X 5'9) 4.1M X 1.8M
MASTER BEDROOM (13'8 X 10'10) 4.2M X 3.3M
ENSUITE (7'6 X 4'7) 2.2M X 1.4M
BEDROOM 2 (13'8 X 10'6) 4.2M X 3.2M
BATHROOM (6'8 X 6'1) 2.0M X 1.9M

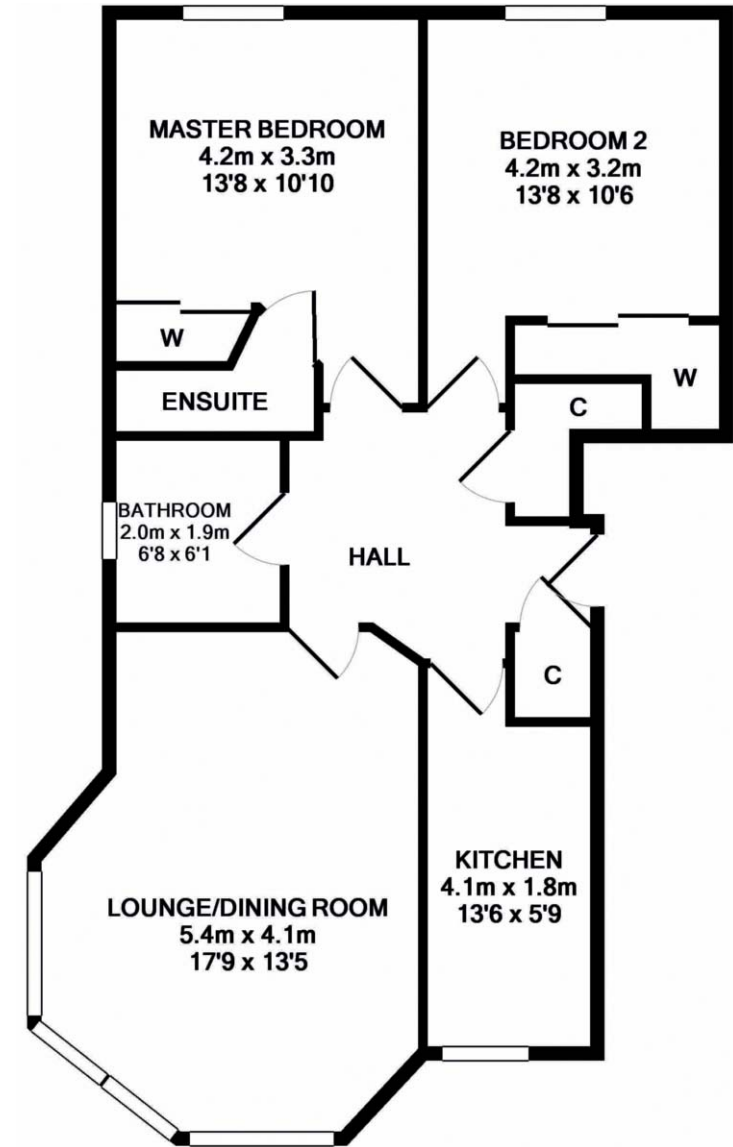
Dalgety Road lies approximately 1.5 miles East of Princes Street and is therefore ideally placed for city centre living with a regular bus service available on London Road. Within the immediate vicinity there is a plethora of amenities to meet every day needs including a Sainsbury's supermarket, Meadowbank Retail park which houses a number of major retailers and Meadowbank Sports Centre. A short distance away is the Omni Centre which has a multi-screen cinema complex and Virgin Active Health club with Holyrood Park providing 640 acres of dramatic parkland within the heart of the capital.

FACTOR

There is an annual factoring charge of approximately £350.

ENERGY PERFORMANCE RATING D





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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.
 All measurements are approximate and are not warranted.
 No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposal, (c) whether or not Building Warrant and other necessary Consents have been obtained for any alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and (e) whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters. Interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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