



**8(pf2) Dalgety Avenue,
Meadowbank, Edinburgh,
EH7 5UE**

Offers Over £195,000

An Attractively Upgraded Ground
Floor Flat Offering Spacious
Accommodation Featuring A Modern
Kitchen & Bathroom

Key Features

- 2-Double Bedrooms
- Living-Dining Room
- Kitchen
- Shower Room
- Hallway & Abundant Storage
- Gas Central Heating & Double Glazing
- Private Front Garden
- Shared Rear Garden
- On-Street Parking



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Charming and Spacious Ground Floor Flat in a Convenient Location

Nestled within the traditional terrace of Dalgety Avenue, this attractive ground floor flat offers a well-considered blend of space, comfort, and modern upgrades. Spanning a generous 64 square meters, it presents two well-proportioned double bedrooms alongside a bright living-dining room and a thoughtfully designed kitchen, making it a comfortable home for a variety of lifestyles. Situated close to a wealth of shops and services, this home is perfectly positioned for everyday convenience. Excellent transport links along London Road offer frequent bus services into the city centre, making commuting straightforward and stress-free.

Comfortable Living Spaces

The living-dining room enjoys a pleasant outlook over the rear garden, with engineered oak flooring adding warmth and character. A recessed area within this space provides a flexible nook ideal for dining or a home office setup.

Well-Appointed Bedrooms

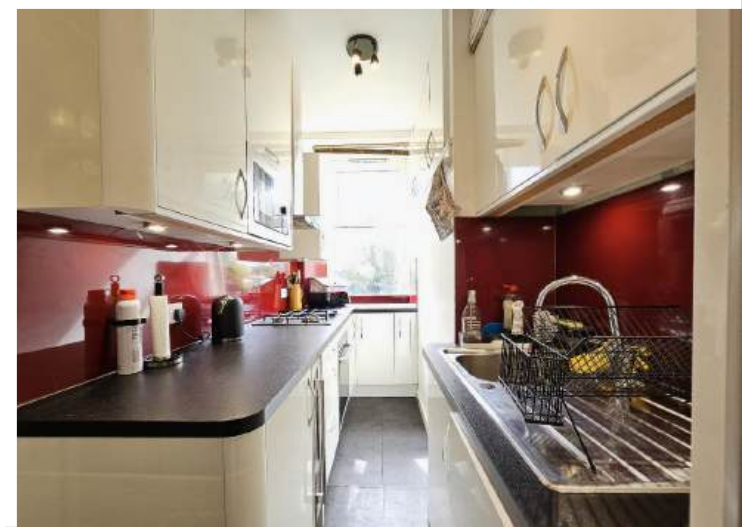
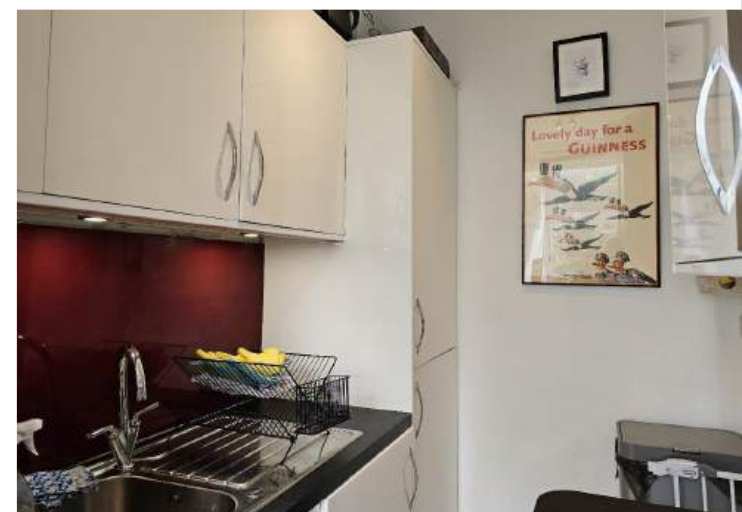
Both bedrooms are doubles, offering generous space and storage. Bedroom 1 benefits from twin windows, a full-height built-in wardrobe, a shelved cupboard, and a versatile recess that might form a dressing room or home office. The second bedroom is equally spacious, featuring engineered oak flooring and an integrated cupboard for additional storage.

Stylish Shower Room and Practical Hallway

The modern shower room is elegantly tiled and fitted with white sanitary ware accented by contrasting details. It boasts a rainfall shower-head plus handset, recessed storage, natural light, and recessed downlights, creating a bright and relaxing space. The hallway contributes substantial storage with built-in full-height cupboards.

Modern Kitchen

Accessed directly from the living-dining area, the kitchen is both stylish and practical. It features contemporary fitted units with ample storage, complemented by integrated appliances including a tall fridge-freezer, stainless steel gas hob, electric oven, extractor hood, and microwave. Thoughtful lighting—combining directional ceiling lights, under-cabinet illumination, and natural light from the rear garden window—creates an inviting atmosphere at any time of day.





Outdoor and Practical Features

Outside, the flat benefits from a private front garden and shared access to a communal rear garden and drying green, providing pleasant outdoor space to enjoy. On-street parking is available via a residents' permit. Additional comforts include gas central heating and double glazing throughout, ensuring warmth and energy efficiency.

Council Tax Band: C

Energy Rating: C



LOCATION

Just east of Edinburgh's city centre, the Meadowbank & Abbeyhill area is a vibrant and evolving neighbourhood that offers an enticing mix of urban convenience and residential charm. With excellent transport links along London Road, residents enjoy quick access to the city centre and beyond, while a range of local amenities are always within easy reach.

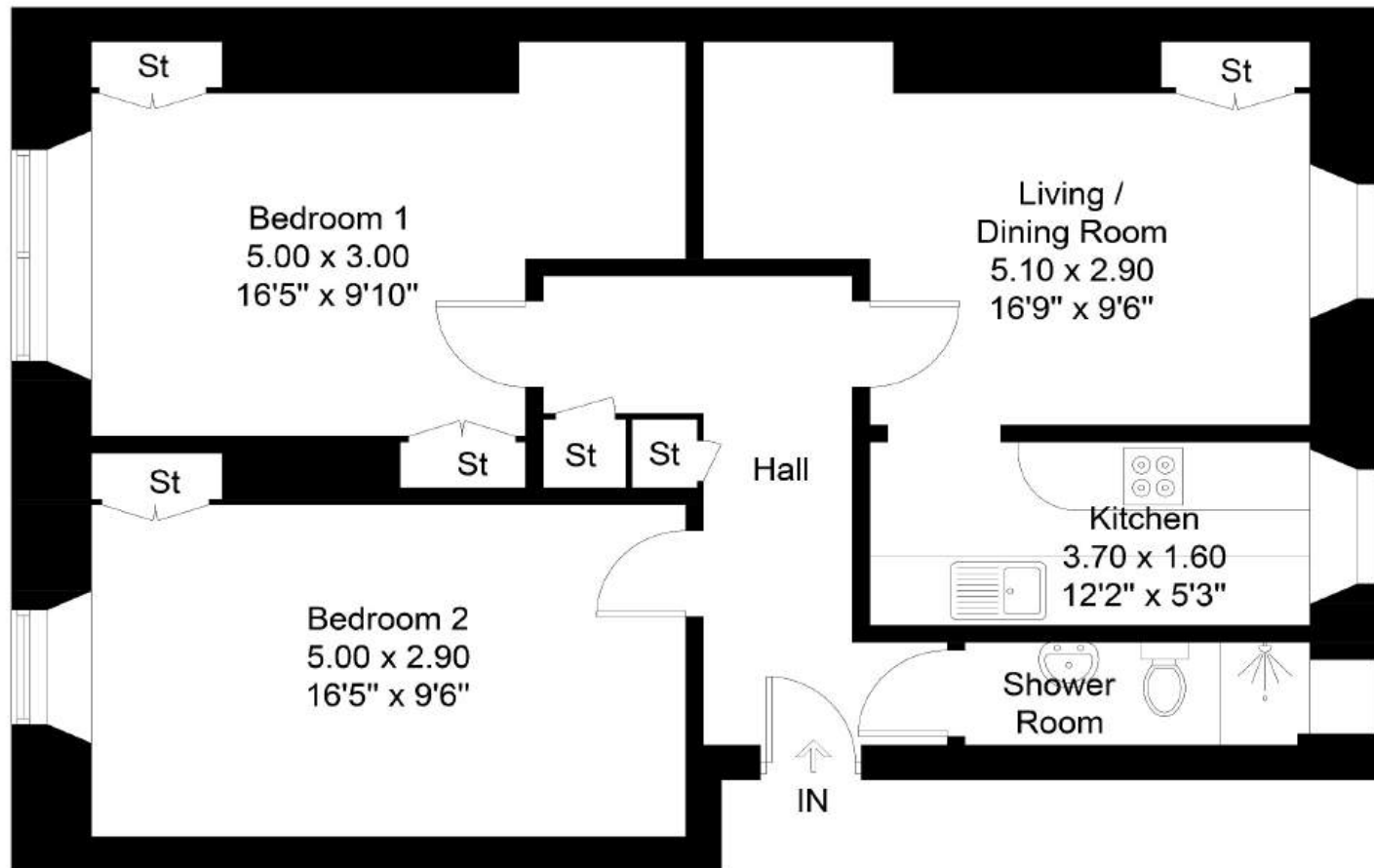
A variety of housing styles exist, from modern flats to traditional properties, catering to young professionals, families, and investors alike. Meadowbank Shopping Centre includes Sainsbury's and Lidl, with free parking, dining options and a new gym. For recreation, the state-of-the-art Meadowbank Sports Centre offers indoor and outdoor facilities, while nearby Holyrood Park provides stunning green spaces including Arthur's Seat.

Ongoing regeneration projects are enhancing local amenities and property values are steadily rising, the area presents an excellent opportunity for homebuyers seeking a dynamic yet tranquil community near Edinburgh's heart





8(PF2) Dalgety Avenue



Floor plan for identification purposes only. Sizes are approximate and typically taken at widest point.
Not to scale.

Floor Plans

“A very professional service. Communication and understanding of our needs was excellent, and agreements clearly defined. I would not hesitate to use their services again.”

(Patrick Lowe, Abbeyhill)

Making the Most of Your Property Search

Every stage of your property journey matters. Here are some friendly tips to help you navigate the search process effectively and considerately.

HOME REPORT OR VIEWING FIRST?: It's a common question, and there's no absolute, right or wrong answer. Home Reports offer valuable insight into a property's condition, but they can sometimes highlight issues in a way that feels **overly cautious**. So, some people decide against viewing a property without fully understanding the true nature of issues they perceive to be too negative. Additionally, Home Reports don't cover other, equally important aspects like the **neighbourhood, atmosphere, or layout**—all of which can only be truly appreciated in person.

If you're intrigued by a property, consider booking a viewing early on. Seeing it for yourself can help put the details of the Home Report into context and give you a more balanced impression, not just of the property, but also of Home Reports generally.

ARRANGING A VIEWING: There are often a few ways to book an appointment. If a phone number is provided, it's usually the quickest and simplest way to find a mutually convenient time. In any case, follow the booking instructions shown on the website. Booking a viewing isn't a commitment to buy—it's **simply your chance to explore the property**, so don't be bashful! Just remember that sellers and agents may have other commitments, so a little flexibility goes a long way.

BE COURTEOUS WITH COMMUNICATION: If you've requested information or expressed interest in viewing but change your mind, that's perfectly fine—**just let the other party know**. Texting can be a good option. A quick message saves time and avoids unnecessary follow-ups. It's a small courtesy that's always appreciated.

DURING THE VISIT: You're stepping into someone's home, so punctuality and respect make a big difference. **If you're running late, give a quick call or text**. There may be other viewers scheduled before or after you, so sticking to your appointment time helps everyone stay on track.

AFTER YOUR VIEWING: Prospective buyers are strongly advised to have their solicitor **note interest as soon as possible**, especially where a closing date may be set

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Any offer should be made using the Combined Standard Clauses. Confirmation of what is included in the sale should be obtained via your solicitor. No services, appliances, or systems have been tested, and no warranty is given as to their condition or compliance with regulations. Council Tax banding should be verified with the relevant local authority.

These particulars do not form part of any contract. All information is provided in good faith and believed to be correct, but is not guaranteed. Prospective purchasers should not rely on them as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy and the suitability of the property.

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