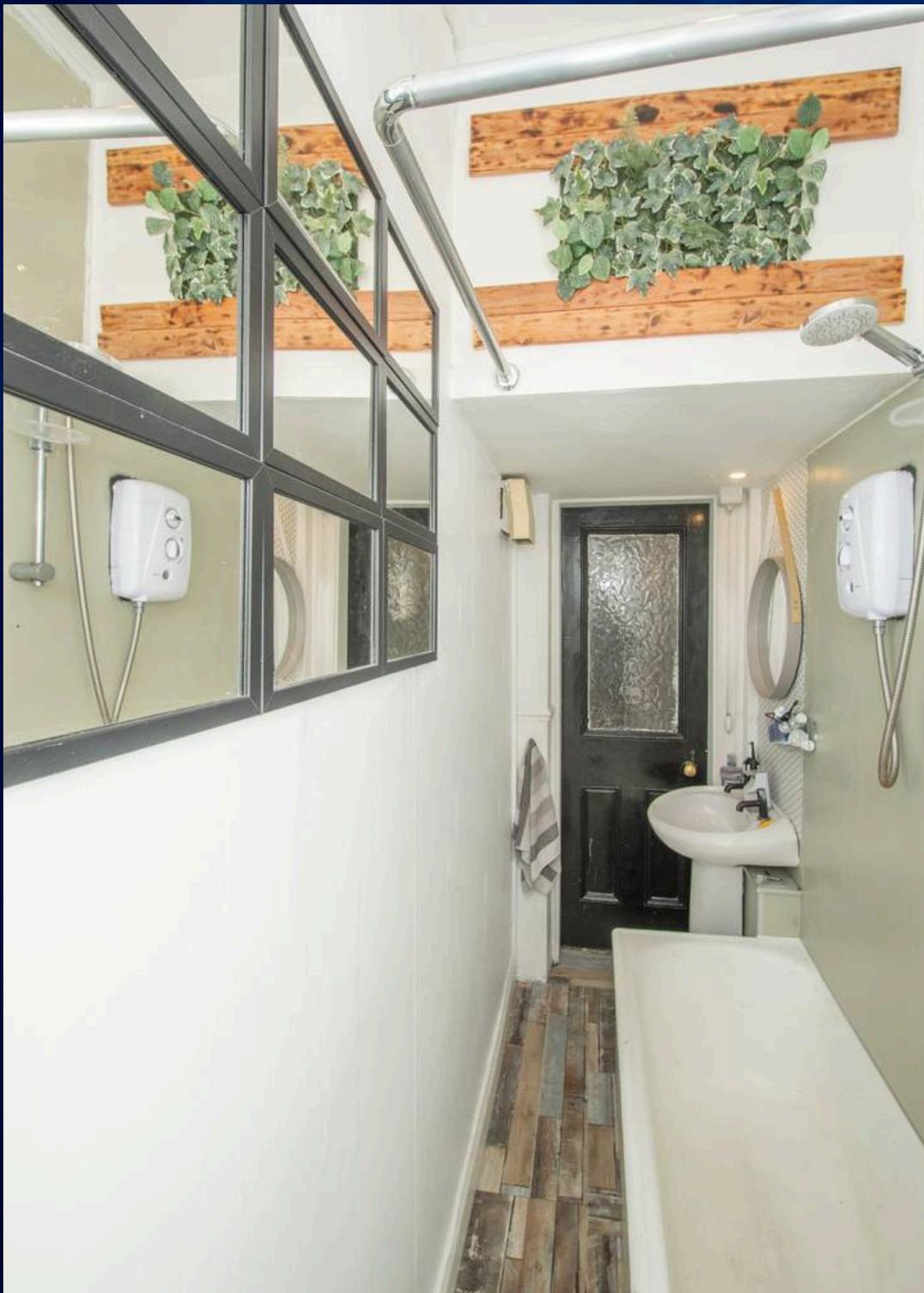




REMAX
Property

5/9 Dalgety Street, Edinburgh

Offers Over £184,000



Derrick Mooney & RE/MAX Property welcomes you to this stunning one bedroom apartment in the ever-popular Abbeyhill area, perfect for first-time buyers or anyone looking for a stylish city pad. Step inside and you'll find a generous open-plan lounge, kitchen and dining area, ideal for relaxing or entertaining friends. The modern kitchen comes with everything you need for easy living, and the recently fitted boiler (installed in 2025 and still under a five year warranty) means you'll enjoy peace of mind as well as cosy evenings. The large double bedroom offers loads of room for a king-size bed and extra storage, making it a comfortable retreat at the end of the day. Hive heating lets you control the temperature from your phone, so you can always come home to the perfect atmosphere. This apartment is set in a sought after location, close to great local shops, cafes and transport links, making it super convenient for getting around town or heading into the city centre. With its modern features, spacious layout and fantastic location, this Abbeyhill flat is a must-see for anyone looking for a move-in ready home. Council Tax band: B

Tenure: Freehold

Dalgety Street is a quiet residential road, centrally located with excellent local amenities. Neighbouring Meadowbank Retail Park offers a fantastic selection of superstores and restaurants, as well as an array of smaller shops, delis and bars on nearby London Road. The stunning open spaces of Holyrood Park and Arthurs Seat, as well as the world class facilities of Edinburgh City Centre are all within easy reach. The area is well served by a good range of bus routes along London Road and for the motorist the A1 leads directly out to the City Bypass and connects to East Lothian and to Scotland's central motorway network.

Lounge Kitchen Area

17' 9" x 12' 9" (5.41m x 3.89m)

A spacious, contemporary lounge featuring wooden flooring and neutral décor. The room benefits from decorative cornicing and a large window to the front of the property, allowing plenty of natural light and creating a bright, welcoming living space.

Kitchen

A sleek and stylish kitchen fitted with a range of ample base and wall units, complemented by an electric hob with curved glass chimney hood and integrated oven. The space also features a stainless steel sink with drainer and a comfortable seating area for two.

Double Bedroom

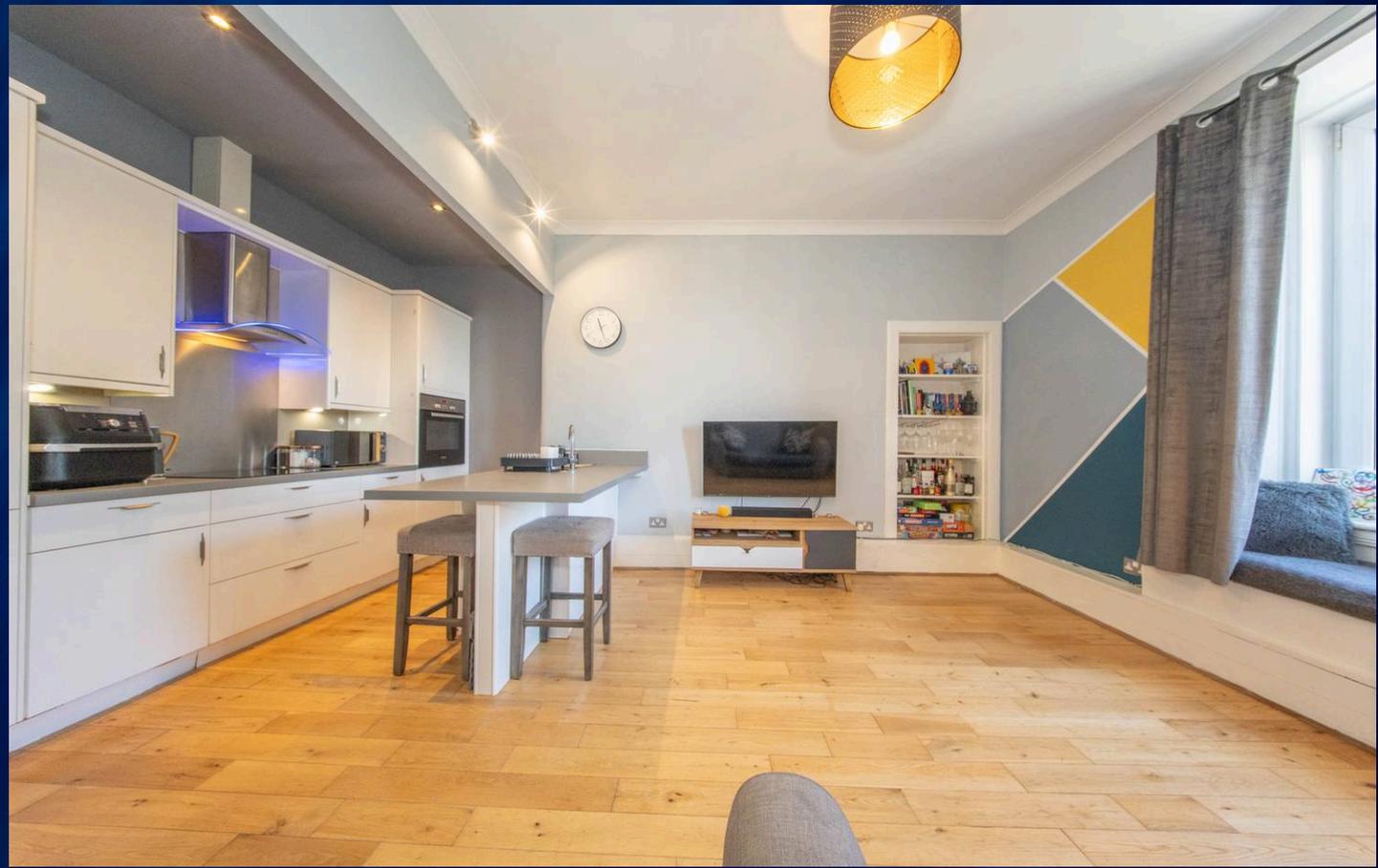
12' 9" x 10' 1" (3.89m x 3.03m)

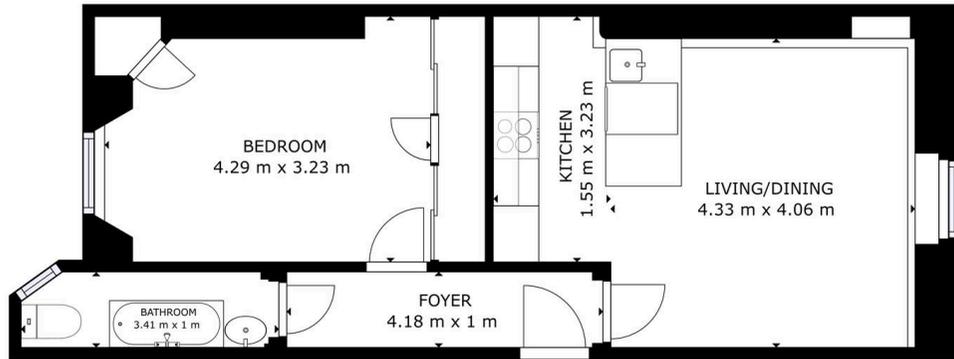
A generously sized double bedroom featuring soft plush carpeting and neutral décor throughout. The room benefits from floor-to-ceiling built-in cupboards, providing excellent and practical storage space.

Bathroom

11' 2" x 3' 5" (3.40m x 1.03m)

A stylish bathroom featuring wooden flooring and crisp white painted walls. The suite comprises a WC, white wash basin, and a bath with overhead shower, creating a clean and modern space.





GROSS INTERNAL AREA
FLOOR 1: 49.92 m²
TOTAL: 49.92 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



REMAX Property

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