



Dalry

24/5 Springwell Place, Edinburgh, EH11 2HY

Offers Over £105,000

Viewing Sun 2-4 or by appt tel Agent 0131 525 8666

Description

24/5 Springwell Place is a well presented 1 bedroom first floor flat, situated in the popular residential district of Dalry. The property would be ideal for first time buyers or as an investment.

The accommodation, which is all located to the rear of the building, comprises - hall with cupboard off, open plan living room / kitchen, double bedroom, shower room and separate WC.

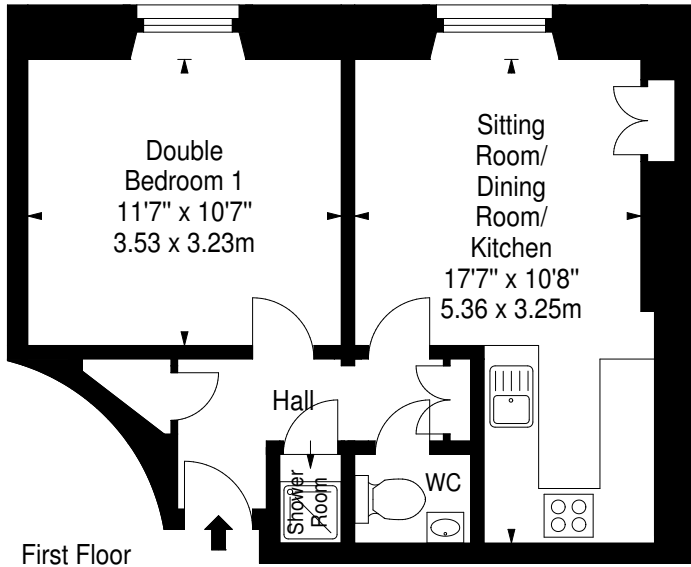
Location

Dalry lies within easy reach of Princes Street and is therefore ideally placed for those working within the city centre with a

regular bus service running along Dalry Road to the centre and surrounding areas. Alternatively, a number of major roads and Haymarket Railway Station allow for ease of commuting outwith the city boundaries, including Edinburgh International Airport. There are numerous good bars and restaurants within walking distance on Dalry Road and the convenience of a Somerfield supermarket. The district of Dalry is well positioned to take full advantage of all of the facilities available within the cosmopolitan capital, including diversified shops, bars, restaurants, leisure centres including Fountain Park Leisure Complex with bars, restaurants, multi-screen cinema, health club and bowling alley, Dalry Swim Centre and a wealth of historical landmarks.

**Well presented 1 bedroom
first floor flat**

Approx. Gross Internal Area
382 Sq Ft - 35.49 Sq M
For identification only. Not to scale.
© SquareFoot 2017



Garden

There is a shared, west facing garden to the rear of the property.

Parking

There is zoned residents' parking immediately outside the property.

Fixtures and Fittings

All carpets, curtains blinds and light fittings are included in the sale as are the white goods in the kitchen and the bedroom furniture. All items may be available by separate negotiation.

Services

Heating and hot water are provided by a gas-fired central heating system.

EPC Rating C

Home Report

The Home Report is available to be downloaded from our website www.edinburghprimeproperty.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

