

1/1 Downfield Place

DALRY, EDINBURGH, EH11 2EH



*MCEWAN FRASER LEGAL IS DELIGHTED TO
PRESENT THIS LARGER STYLE ONE-BEDROOM
GROUND-FLOOR FLAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this larger style one-bedroom ground-floor flat that boasts a large separate kitchen and generous proportions throughout. Downfield Place is located just off Dalry Road, which affords easy access to the centre. Offered to the market chain free and in good internal order, the property would make an ideal first-time buy or sound buy-to-let investment.



The internal accommodation is focused towards a bright, spacious, and neutrally decorated living room. There is ample space for a large sofa and supporting furniture, including a breakfast table. A new owner will have plenty of flexibility to create their ideal entertaining space. The separate kitchen has a range of base and wall-mounted units with an integrated hob and oven. There is a supporting breakfast bar.





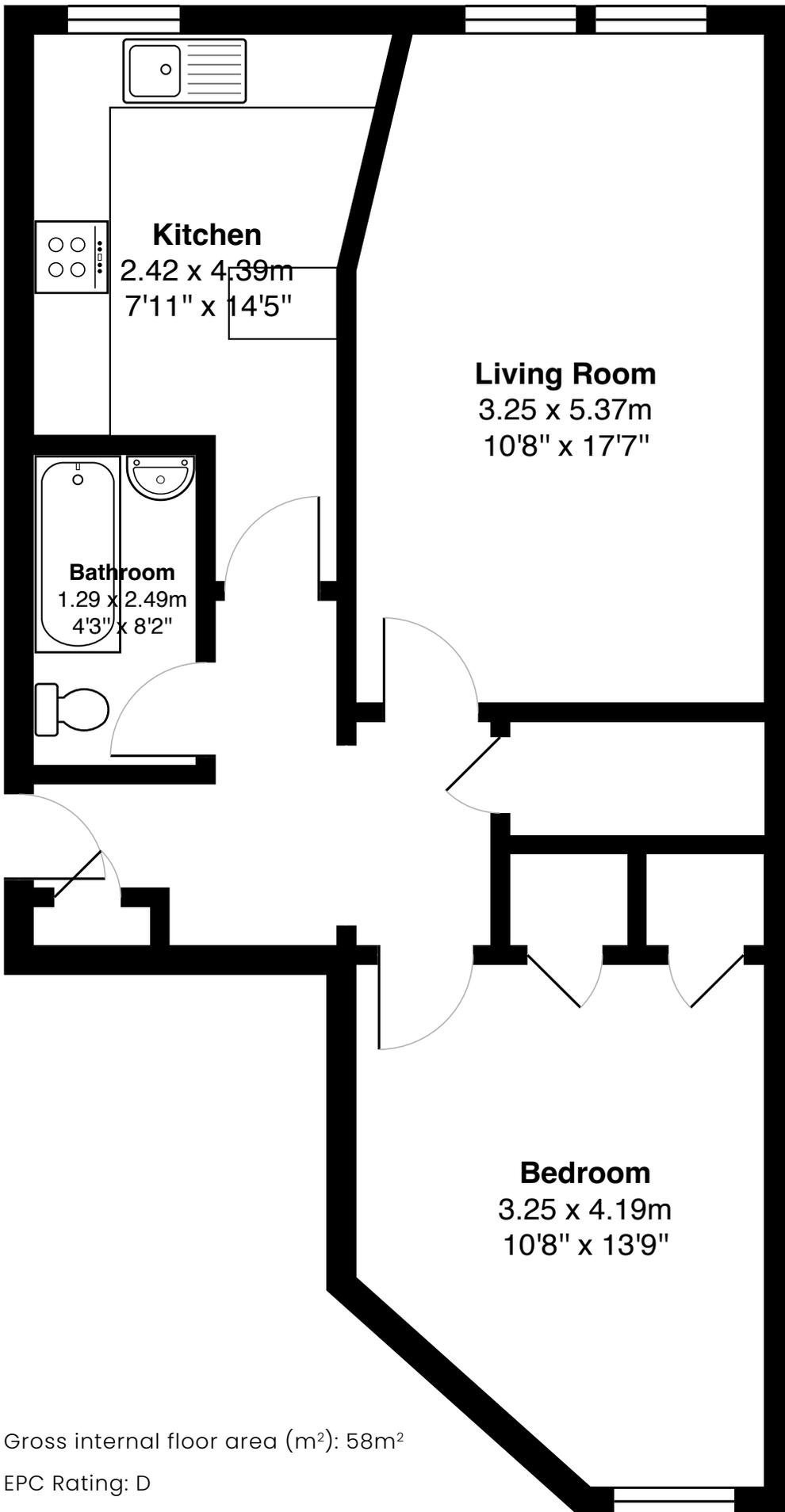
The bedroom is neutrally finished and includes integrated storage. There is plenty of space for a full suite of bedroom furniture.





The accommodation is completed by a well-appointed bathroom which is partially tiled and includes a three-piece suite with a mains shower over the bath. For extra warmth and comfort, there is gas central heating and double glazing.





Gross internal floor area (m²): 58m²

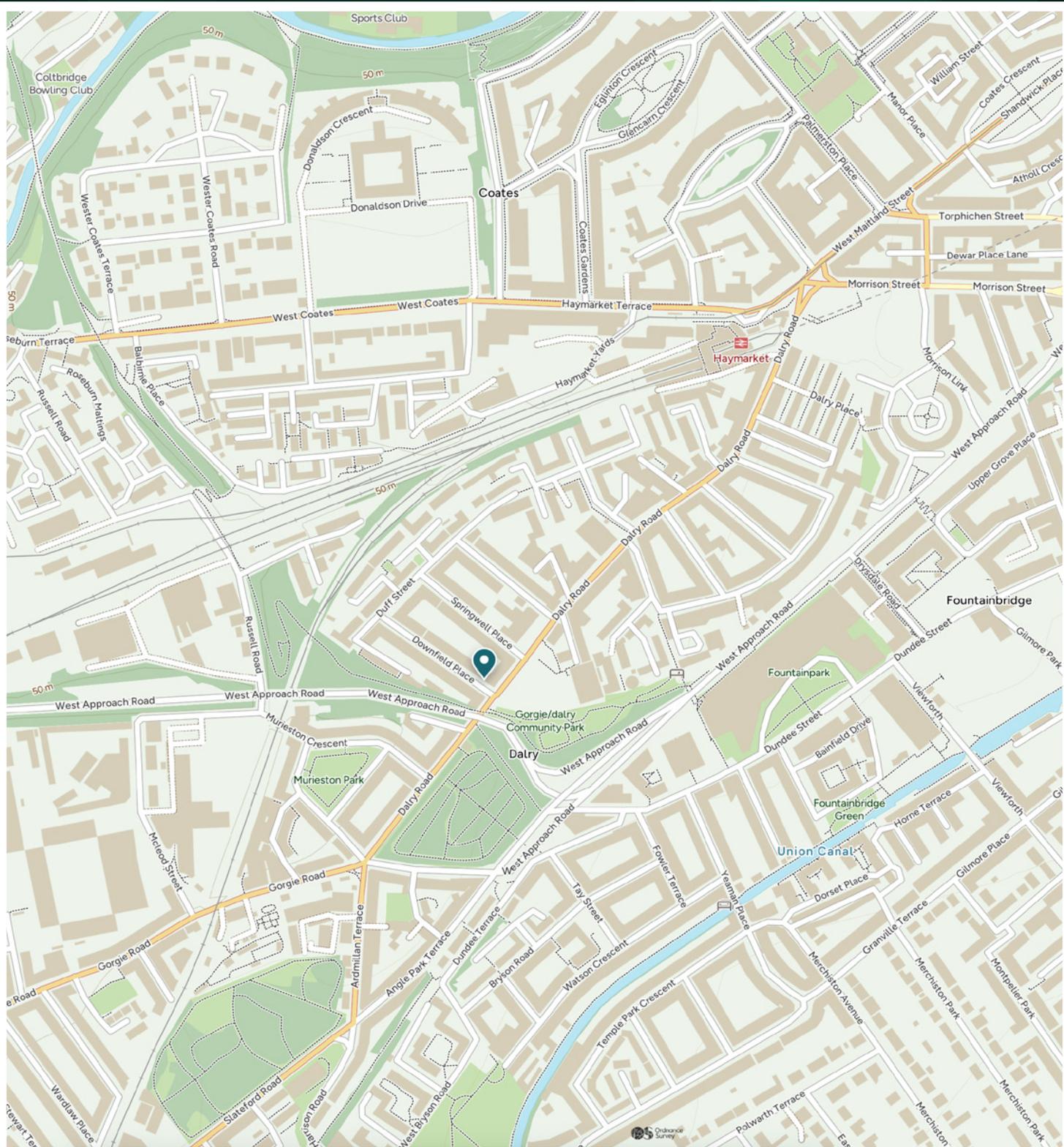
EPC Rating: D

[CLICK HERE FOR VIRTUAL TOUR](#)



Dalry is one of the city's popular residential districts, lying just beyond the West End and within walking distance of Princes Street. With Haymarket Train Station and the Edinburgh Tram service virtually on your doorstep, it is an ideal location for commuters or university/college students. The property is surrounded by several local amenities including a Lidl and Cooperative on Dalry Road, Sainsbury's supermarket at Gorgie, as well as many recreational facilities including the Dalry Swim Centre, Fountain Park Leisure Complex. The Union Canal and Harrison Park are close by providing leisure opportunities for cyclists, walkers and rowers. Regular bus services operate to and from the city centre and to surrounding areas. The city bypass and main motorway networks are also within easy reach, as well as Edinburgh International Airport (which can also be reached by tram), and the Forth Road Bridge/Queensferry Crossing heading North.

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.