

11/5 (1F1) DOWNFIELD PLACE

DALRY, EDINBURGH, EH11 2EJ

D.J.ALEXANDER
Sales & Lettings

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422 SQ FT Permit Parking

PROPERTY OVERVIEW

- *First floor flat*
- *Traditional tenement building*
- *Open-plan sitting room/kitchen*
- *Modern fitted kitchen*
- *Spacious double bedroom*
- *Shower room*
- *Communal rear drying green*
- *On-street permit parking (Zone S4)*

A well-presented one bedroom first floor flat forming part of a traditional tenement building, situated in the popular Dalry area of Edinburgh, close to a wide range of local amenities, excellent transport links and within easy reach of Edinburgh city centre.

The property opens into a welcoming hallway with a useful storage cupboard. The generously proportioned open-plan sitting room and kitchen provides an excellent contemporary living space, with the kitchen fitted with a range of wall and base units, subway tile splashback, integrated appliances and a convenient breakfast bar. The double bedroom offers ample space for a range of freestanding bedroom furniture, while the shower room is fitted with a shower cubicle, wash hand basin and WC.

Further benefits include traditional sash and casement windows, electric heating and access to a communal rear drying green. On-street permit parking is available within Zone S4.







LOCATION

Downfield Place is situated within the popular Dalry area, to the west of Edinburgh city centre, and is well placed for a wide range of local amenities. Dalry Road provides an excellent selection of shops, supermarkets, cafés, bars, restaurants and everyday services, while further retail and leisure facilities are available in the nearby Gorgie area. Recreational opportunities include Dalry Swim Centre, Fountain Park with its cinema, gym, bowling and range of restaurants, as well as the Union Canal and Harrison Park, which provide pleasant settings for outdoor leisure. The property is also well connected by regular bus services operating throughout the city, while Haymarket offers convenient rail and tram connections, including services to Edinburgh Airport and destinations across Scotland. Road links also provide access to the city bypass and wider motorway network.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.

Please note that some of the images have been virtually staged and are for illustrative purposes only.















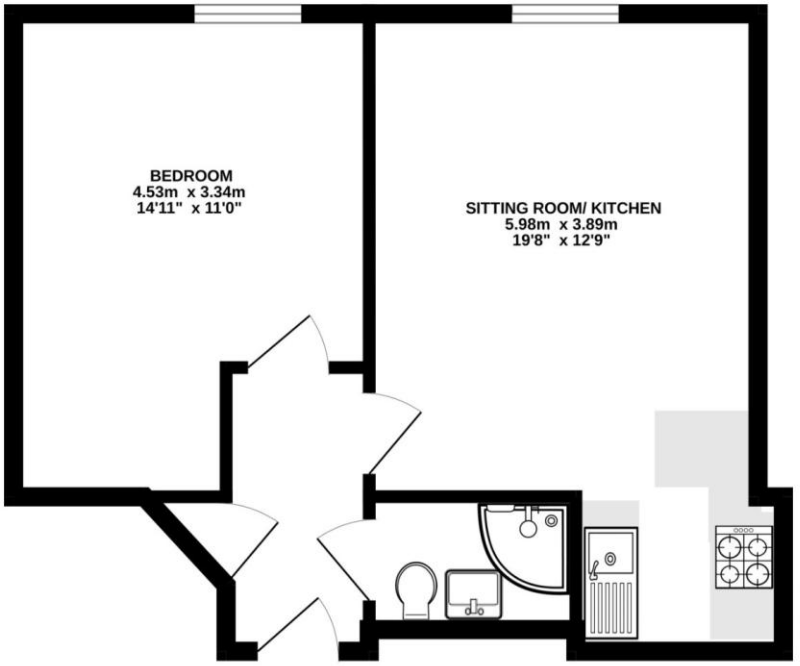
Sarah McIntyre
Senior Property Sales Valuer

Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
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This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

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1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given



11 DOWNFIELD PLACE

TOTAL FLOOR AREA : 39.2 sq.m. (422 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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