



**3(1F2) DICKSON STREET
LEITH
EDINBURGH
EH6 8RJ**

This delightful first floor flat which displays many attractive and stylish features is situated within easy reach of the City Centre.

Security entry, reception hallway, lounge/stylish kitchen, double bedroom and bathroom.

Gas central heating, double glazing and shared rear garden.

Fixed Price £99,950

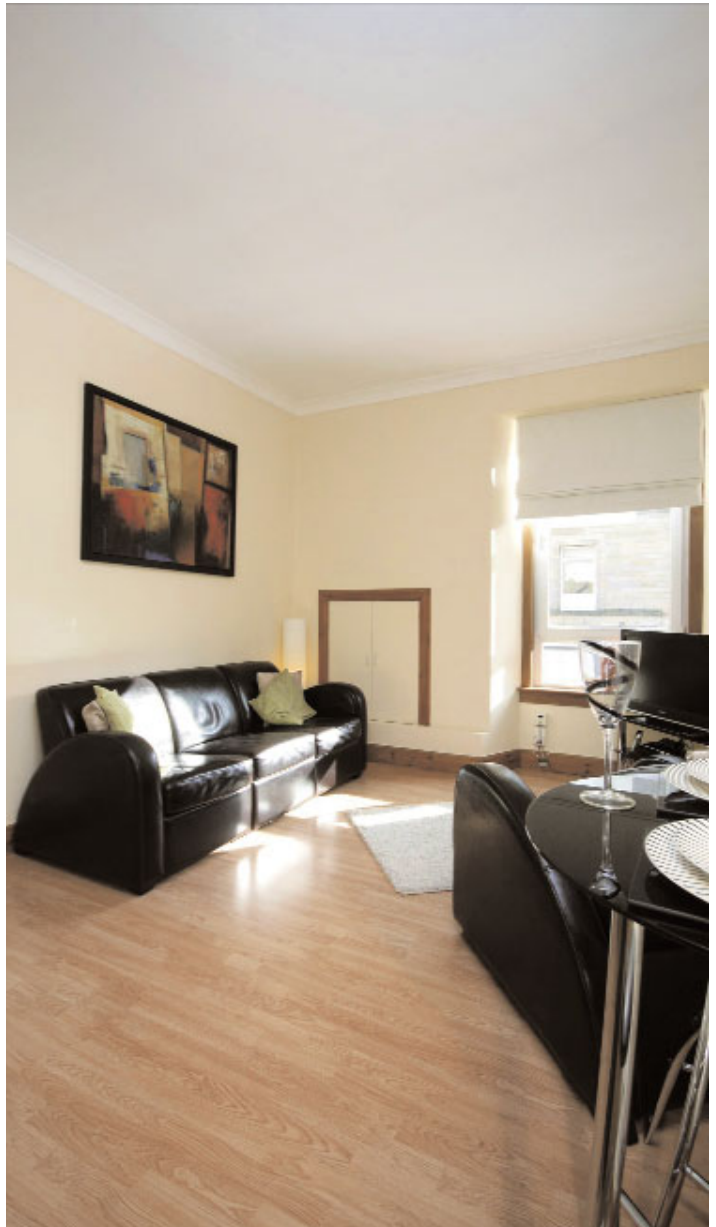


GENERAL DESCRIPTION

This delightful first floor flat forms part of a traditional sandstone tenement on Leith's Dickson Street. The property's accommodation is presented in first class order throughout, displaying a number of attractive and stylish features. Internally the layout comprises: a reception hallway with access to all rooms and storage cupboard off. The lounge/kitchen has front facing window and features a stylish fitted kitchen with a number of appliances included in the sale price. The double bedroom again overlooks the front and finally, the bathroom is an internal room with white three piece suite and mains shower over the bath. The property specification includes gas central heating and is fully double glazed. Externally to the rear of the property there is a shared garden.

SITUATION

Dickson Street is situated between Easter Road and Leith Walk to the North East of Edinburgh and is easily accessed by frequent bus services to the City Centre and surrounding areas. The development of Leith Waterfront, with the Ocean Terminal Shopping Centre, the home of Royal Yacht Britannia, offers a wide range specialist shops together with multi screen cinema complex, bars and restaurants. Also close to hand is the Omni Centre, again offering a choice of restaurants, bars as well as a health club and cinema complex. The property is also well placed for easy access to Princes Street and all the excellent amenities there. The city bypass is within easy reach giving access Scotland's Motorway network, Edinburgh Airport and the Forth Road Bridge.





ACCOMMODATION

(All sizes approximate and at widest point)

LOUNGE/ KITCHEN

17'9" x 11'0" 5.41m x 3.37m

BEDROOM

11'10" x 10'0" 3.60m x 3.04m

BATHROOM

7'8" x 4'8" 2.35m x 1.42m

ENTRY

By Arrangement

VIEWING

Sunday 2-4pm and by appointment contact seller on 07740 982 447 or Russel + Aitken on 0131 20 20 600

PRICE

Fixed Price £99,950

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



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Schematic Diagram only - Not to scale

