



Deans Properties

Deans Solicitors and Estate Agents LLP



**3 (2F1) Dalmeny Street
LEITH, EH6 8PF**



SECOND FLOOR FLAT

- Living Room/Dining Room
- Kitchen
- Double Bedroom
- Single Bedroom
- Shower Room
- Communal Rear Garden
- Double Glazing & GCH
- EPC Rating - C



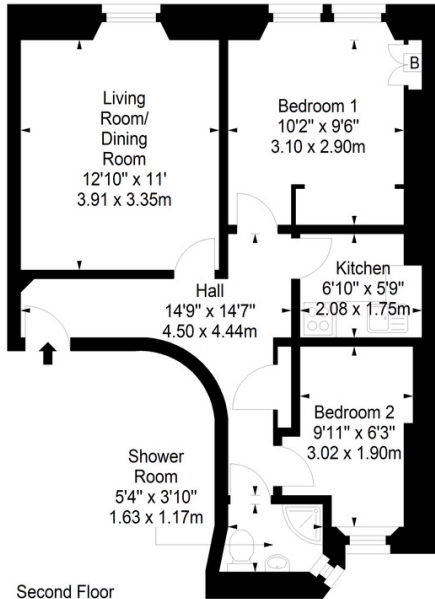
Forming part of a traditional tenement, this well presented second floor flat is located in the popular area of Leith in the North-East of Edinburgh. Leith is a vibrant area with an excellent array of local shops and amenities on offer, with the property a short distance from Leith Walk, the Shore, the City Centre and Waverley Station. There are plenty of open green spaces nearby such as Pilrig Park, Leith Links, Calton Hill and Arthur's Seat. There are excellent public transport links, to and from the city centre and easy connections to the Bypass and Motorway networks. The accommodation comprises; entrance hallway, a spacious living room/dining room with ornate corning, fitted kitchen, double bedroom, single bedroom and a shower room. Further features on offer include communal garden to the rear, on street parking, gas central heating and double glazing. Items included in the sale are floor coverings, curtains, cooker, fridge freezer, washing machine and light shades. The appliances included are sold as seen with no warranty provided.



Dalmeny Street,
Edinburgh,
Midlothian, EH6 8PF



Approx. Gross Internal Area
491 Sq Ft - 45.61 Sq M
For identification only. Not to scale.
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Disclaimer: 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. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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