



**14/4 Dalmey Street**  
Edinburgh, EH6 8RA

**A**

# "14/4 Dalmeny Street is exceptional second floor flat in a traditional tenement within a popular residential area"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- HALLWAY
- LIVING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- SEPARATE W.C.
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PERIOD FEATURES
- SHARED REAR GARDEN
- PERMIT PARKING
- GOOD LOCAL AMENITIES













### LOCATION

Leith is the port of Edinburgh situated around 2 miles from Edinburgh city centre and is a vibrant and diverse place to live. It offers a wonderful array of restaurants, cafes and bars. With its unique blend of old and new architecture, Leith has become a popular area with young professionals, yet it retains a distinctive character separate from the rest of the city. The city centre is a short distance away where there are fantastic amenities.

Leisure activities can be found locally at Leith Victoria Leisure Centre and David Lloyd Fitness Club. Leith Links and Pilrig Park are nearby for a relaxing stroll. The area is well served with schooling for all ages. There are frequent bus & Tram services to the city centre. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport, making it ideal for commuting.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.



### DESCRIPTION

14/4 Dalmeny Street is exceptional second floor flat in a traditional tenement within a popular residential area close to excellent local amenities and a tram stop.

The accommodation comprises: secure door entry system; entrance stairwell; welcoming hallway with cupboard; bright and spacious living room with Edinburgh press, ornate cornicing and a feature fireplace; modern fitted kitchen with wall to floor units and integrated cooker with gas hob; double bedroom one with Edinburgh press and walk in wardrobe; double bedroom two; bathroom with shower over bath and separate W.C complete the property.

Further benefits include gas central heating, double glazing, Virgin broadband & tv, well maintained shared rear garden, permit parking and excellent transport links.

### EPC RATING

The energy efficiency rating for this property is band C







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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Second Floor

Total Area: 62.9 m<sup>2</sup> ... 677 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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**A** ANNAN  
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