



Solicitors & Estate Agents










Offers Over
£265,000

69 1F2 Dalmeny Street

Leith | Edinburgh | EH6 8PW

An excellent opportunity has arisen to purchase this spacious and bright first floor flat forming part of a traditional tenement, situated within the sought after area of Leith, close to a host of fantastic local amenities and transport links including the tram link only a short walk away. Offering flexible living accommodation, this attractive property benefits from internal viewing to be fully appreciated.

-  3 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Permit/metered parking
-  Communal garden
-  EPC Rating – C
-  Council Tax Band - C



Description

In brief the accommodation comprises; welcoming entrance hallway, generously proportioned and bright bay-windowed lounge/dining offering pleasant views across the park, stylish fitted internal kitchen, three well proportioned bedrooms and attractive bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed October 2024) and double glazing. An excellent purchase for the buy to let investor or professionals.



Extras

All fitted floor coverings will be included in the sale together with the integrated oven/hob and dishwasher. The washer/dryer and fridge/freezer will also be included.

Gardens & Parking

There is a lovely, well maintained communal garden located to the rear and permit/metered parking is available to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





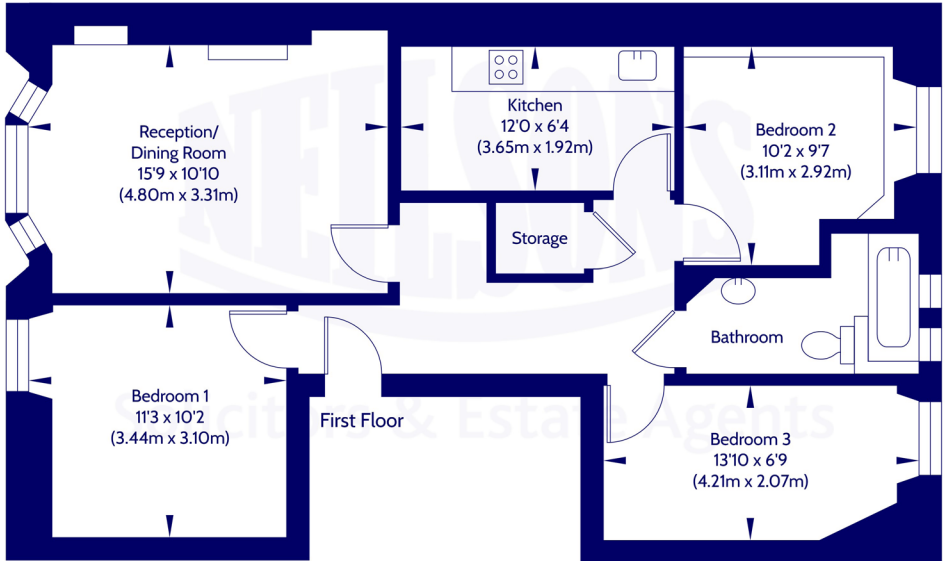
Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within close proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is a regular bus and tram service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 67.2 Sq M / 723 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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