



Offers over £215,000

10/7 Dalmeny Street, Leith, Edinburgh, EH6 8RA





Light, Elegant One Bedroom Second Floor Flat Convenient To Local Amenities And Transport Links

The subject of sale comprises an elegant second floor flat forming part of a traditional building pleasantly located within the fashionable Leith district, a fantastic location convenient to local amenities and transport links.

This most desirable property with letting potential offers light, generously proportioned accommodation comprising: welcoming entrance hall, impressive sittingroom with feature fireplace and useful boxroom/study off, well fitted kitchen/dining room with appliances, double bedroom and bathroom with shower. Well presented with enhancing features, further benefits include gas central heating and excellent storage. An entryphone system provides security to the mutual stairway which in turn gives access to a well-tended shared rear garden.

As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

ACCOMMODATION (WIDEST POINTS)

Sittingroom	187 x 107 (5.66m x 3.23m)
Kitchen/Dining Room	19'6 x 10'3 (5.94m x 3.12m)
Double Bedroom	14'3 x 12'7 (4.34m x 3.84m)
Boxroom/Study	6'5 x 4'11 (1.96m x 1.50m)

LOCATION

While there is an abundance of local convenience shopping on nearby Leith Walk and Easter Road, Dalmeny Street also lies within comfortable walking distance of the city centre with major retail outlets and wide-ranging amenities. Leisure facilities in the vicinity include the open green spaces of Dalmeny/Pilrig Parks and Leith Links, The Playhouse Theatre and Omni Centre with multi screen cinema, gym and selection of restaurants/bars including the Edinburgh Street Food Market. The Water of Leith Walkway also offers scenic walks and cycling opportunities. A frequent and effective public transport service operates to many parts of the city including the tram system running between Newhaven and Edinburgh Airport with the city bypass and main motorway networks also within easy reach.

EXTRAS

All fitted floor coverings, curtains, blinds and kitchen appliances. Due to relocation, items of furniture may be available if required providing an excellent opportunity for the first time buyer.

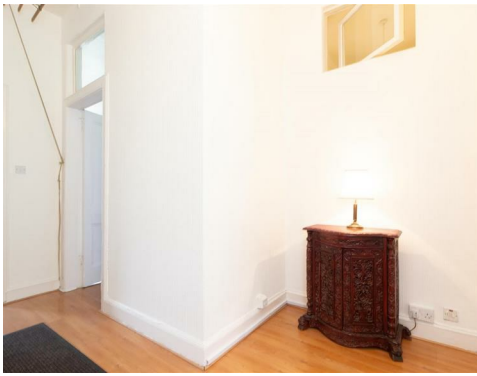
EPC RATING

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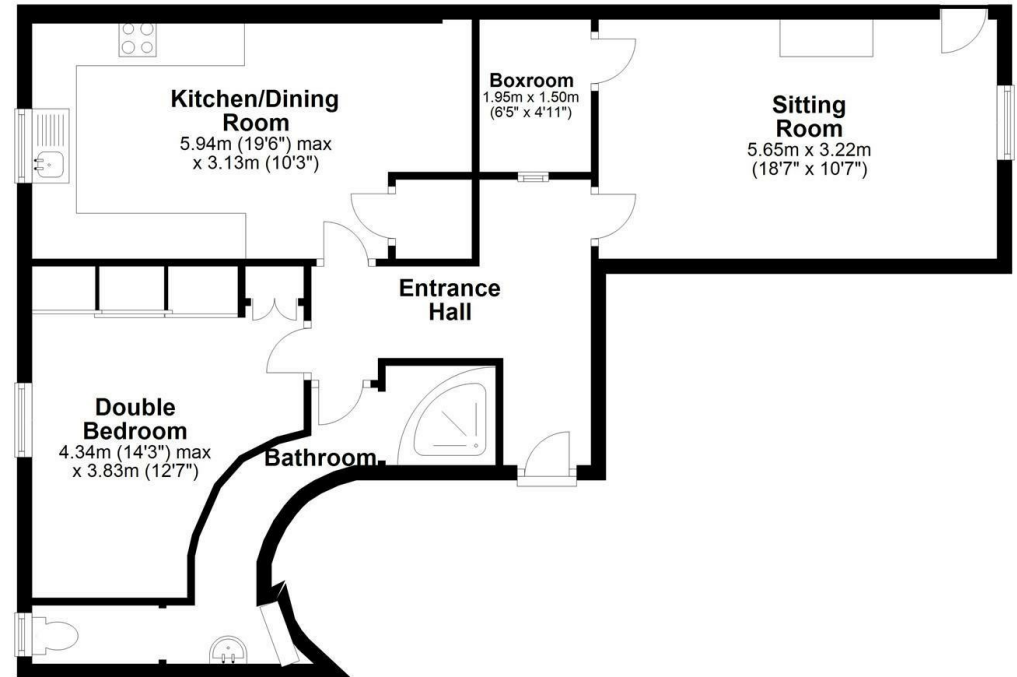
VIEWING

By appointment, please telephone selling agents 0131 554 6244





10/7 Dalmeny Street



Schematic Diagram Only - Not To Scale
Plan produced using PlanUp.

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A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will give the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.