



Leith

11 (1F2) Dalmeny Street
EH6 8PF



First Floor Flat- Buzzer "3(1F2)"

OFFERS OVER £175,000

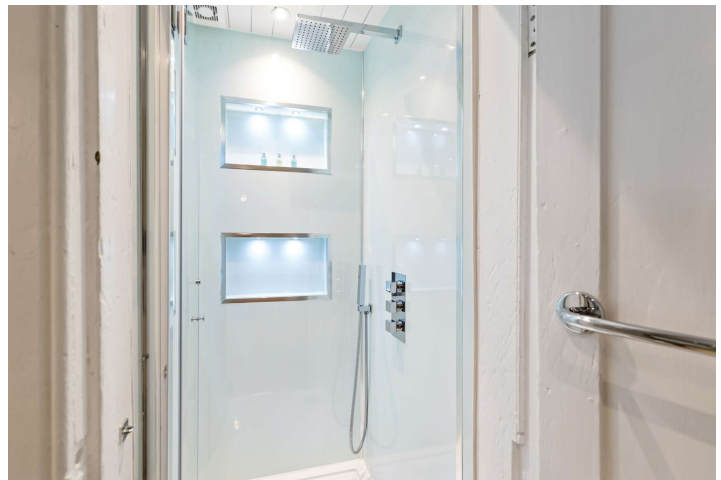
- Hallway
- Livingroom
- Kitchen
- Double bedroom
- Shower room
- Separate WC/cloakroom
- Gas central heating
- Double glazing
- Communal rear garden
- Excellent transport links

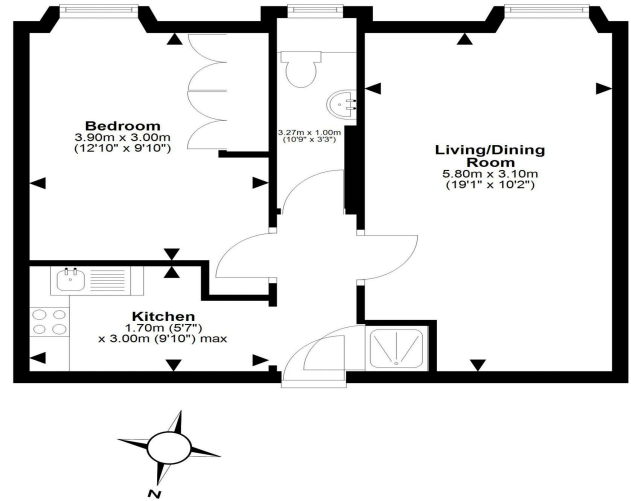


Viewings by appointment - call
Beveridge and Kellas 0131 554
6321









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Viewing is highly recommended of this 1st floor flat, situated within the popular area of Leith and able to take advantage of local shopping facilities, recreational pursuits, schooling at both primary and secondary level and local bars and cafes. The vibrant Shore area of Leith offers a wide range of restaurants, bistros and further bars and cafes. In addition, the nearby Ocean Terminal offers a choice of high street stores, multi-screen cinema and 24-hour gym. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport.

The property opens into welcoming hall, with an entry phone handset, access to overhead storage space, and the rest of the flat off. The front facing bright and spacious living room has a fireplace with inset fire (fire not in working order), built in storage beneath the window, and a handy built in cupboard space. The internal kitchen benefits from integrated oven and electric hob, freestanding washing machine, fridge freezer and base and wall units. The double bedroom is front facing, has wooden floor, and plentiful storage in the form of fitted wardrobes and overhead cupboards. A WC/cloakroom is also to the front which consists of WC, wash hand basin within a vanity unit, heated towel rail, large mirror, and partially tiled wall with ornate tiles. Completing the accommodation is the separate shower compartment which is of modern design with splashboard walls, built in shelving and rainfall shower head.

Additional benefits include gas central heating, double glazing, zoned on street parking, and a communal rear garden.

EXTRAS

To include the white goods, any curtains/blinds, sofa, footstool and TV. Light fittings and other pieces of furniture are open to separate negotiation. (No warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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