



6 (1F2) Dickson Street  
LEITH | EDINBURGH | EH6 8RL

  
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solicitors & estate agents



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Well presented two-bedroom, first floor flat occupying an enviable location in the highly sought-after Leith area of Edinburgh. This recently refurbished property would make an excellent first-time purchase as well as offering investment potential. The living room/kitchen area is the main public space in the property and offers a great welcoming space. The kitchen currently comprises washing machine, gas hob and oven, fridge/freezer, breakfast bar, the boiler cupboard and space for dining. The well proportioned bedrooms benefit from a built in wardrobe and a pulley. There is further storage space in the Hall and completing the accommodation is the shower room with shower and wc. The property also benefits from secure entry and a shared garden. Outstanding public transport links mean that the city centre is also within close proximity. Early viewing is definitely recommended to avoid missing out on this fabulous apartment.

- Ideal first-time buyer purchase
- Well-sized kitchen/living room
- Two bedrooms
- Stylish shower room
- Communal garden
- Outstanding local amenities
- Double Glazing and Gas Central Heating

Included in the sale are the washing machine, fridge/freezer, all curtains, the wardrobe in the second bedroom and the sofa.

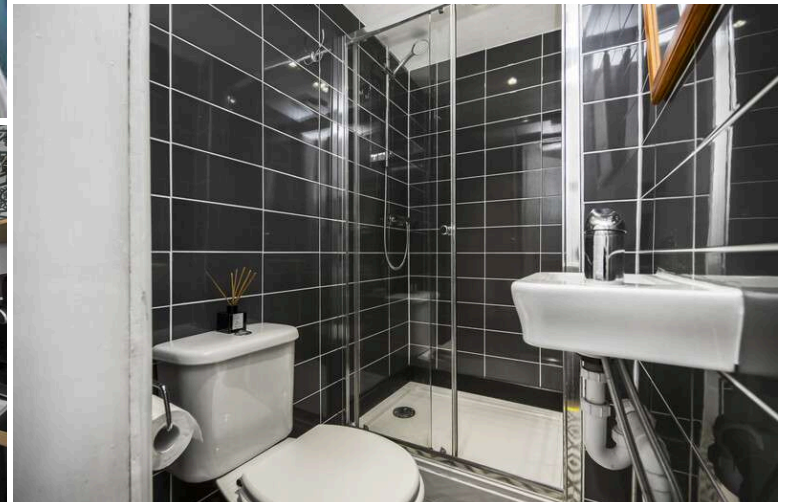
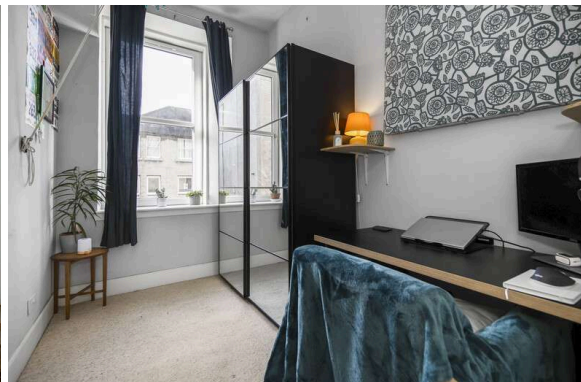
EPC rating C.

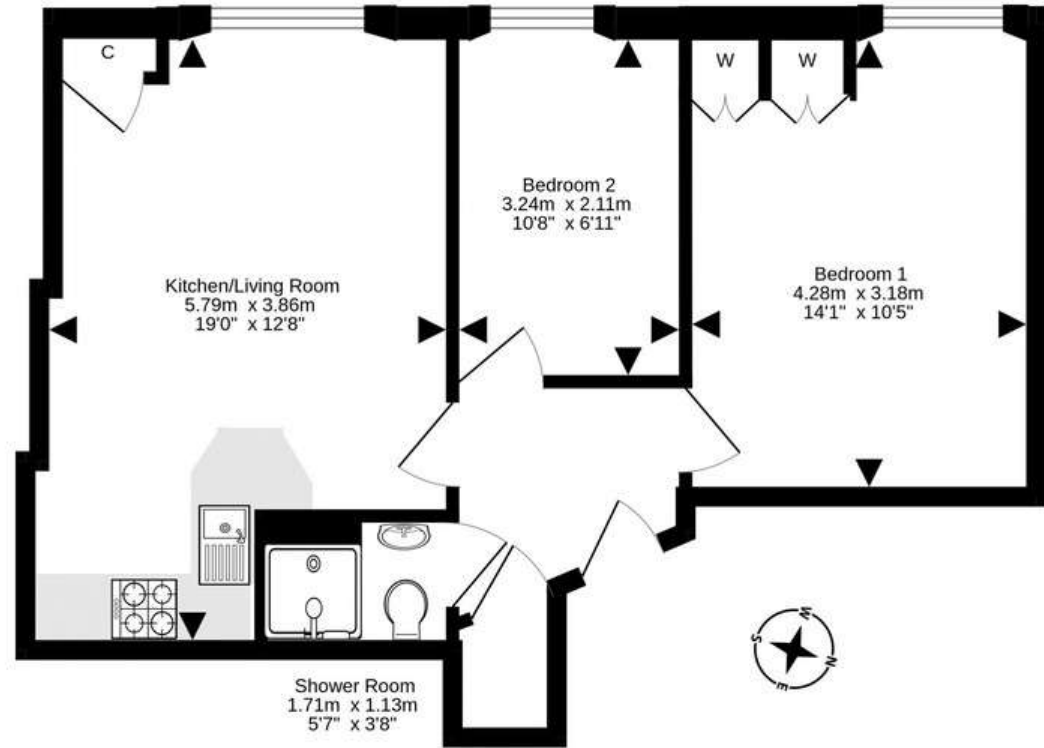
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline that connects Leith to the city and to Edinburgh International Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024