

Blackadders



73/6 Dalmeny Street
Edinburgh EH6 8PW

Offers Over
£245,000

Spacious Bay Windowed Lounge

Separate Kitchen

3 Bedrooms

Bathroom

Double Glazing

Communal Gardens

Secure Communal Entry

Open Views

Gas Central Heating

Viewing: By appointment through selling agent on 0131 202 1868

DESCRIPTION

A very well presented and superbly located apartment which has a host of day to day amenities almost on the door step. The property will appeal to a number of buyers and entry in to the communal building is gained via a secure entry system.

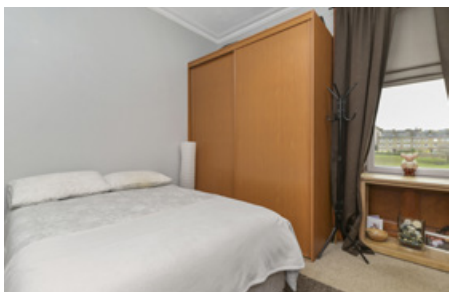
LOCATION

The vibrant and cosmopolitan area of Leith has been voted as one of the best places to live in the UK, by the The Times in 2019. Lying within walking distance of the city centre, Leith itself enjoys an outstanding range of shops, restaurants, cafés, and trendy coffee houses. It neighbours the Shore area, characterised by its continental-style waterfront, with trendy bars and award-winning eateries including no fewer than three Michelin-starred restaurants. For foodies, Leith Market (every Saturday) is the perfect place to pick up fresh local produce, before tucking into some delicious street food! The bustling shopping area around Leith Walk is complemented by Ocean Terminal shopping centre, which offers a wealth of shopping and leisure facilities including a variety of high-street stores, a selection of restaurants, a multi-screen cinema and a 24-hour gym. Leith boasts a thriving arts scene, giving the area its bohemian reputation. It hosts the annual Leith and Mela Festivals and just down the road, you will find Out of the Blue Drill Hall, with wonderful art, makers and exhibition space with a café and year-round events. Leith is home to the recently reopened Leith Theatre and the Leith School of Art. The area, although in walking distance of the city centre, boasts an excellent transport network, with the currently constructed Tram Line leading from Leith Walk all the way to the airport.

ACCOMMODATION
(measurements are approx)

Lounge	4'5 x 11'2	4.40 x 3.40m
Kitchen	10'2 x 7'10	3.10 x 2.40m
Bedroom 1	11'2 x 10'2	3.40 x 3.10m
Bedroom 2	12'10 x 7'3	3.90 x 2.20m
Bedroom 3	12;10 x 9'6	3.90 x 2.90m
Bathroom	10'2 x 4'3	3.10 x 1.30m







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AB11 6EN
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DD11 1DP
Tel: 01241 876620

DUNDEE

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EDINBURGH

40 Torphichen Street
Edinburgh
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PERTH

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PH1 5LB
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