



Offers Over  
**£180,000**

## 2/5 Dickson Street

Leith | Edinburgh | EH6 8RL

Set within a traditional stone-built Edinburgh tenement, this well-proportioned second floor flat presents a superb opportunity for first-time buyers or professionals seeking a well-located home with charm and character. Ideally positioned to benefit from excellent local amenities and an array of public transport links, the property offers easy access to the City Centre and beyond, making it perfect for city living.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



## Description

The accommodation opens with an inviting entrance hallway, providing access to all principal rooms. The lounge/diner is a particularly appealing space – bright and spacious, enhanced by twin windows and attractive corning that adds a touch of period charm. A handy storage cupboard is complemented by an additional cupboard housing a newly fitted boiler (2026). The modern kitchen is well-equipped with a range of integrated and freestanding white goods, with splashback panelling and a good selection of cupboards and worktop space, making it both practical and stylish. The bedroom is a generously sized double, quietly positioned to the rear, offering a peaceful outlook. It provides ample space for freestanding furniture and flexible layouts to suit individual needs. The shower room is finished with a combination of tiling and panelling and features a shower cubicle. A separate WC, fitted with a two-piece suite and partial panelling, adds further convenience.



Further benefits include gas central heating, double glazing, and secure door entry system.

*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*

## Gardens & Parking

Externally, residents benefit from a good-sized shared rear garden, while on-street permit and metered parking is available for both residents and visitors.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, freestanding fridge-freezer, and washing machine, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





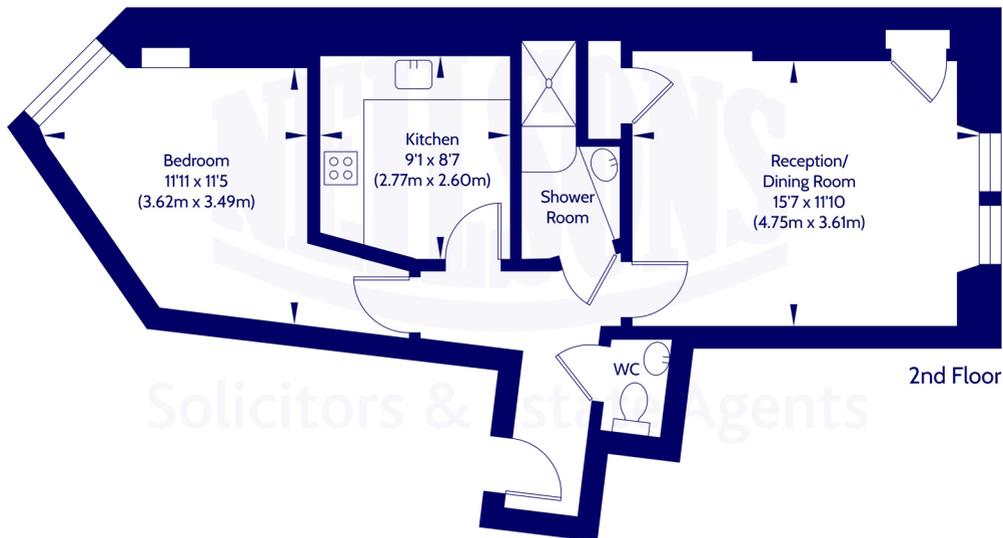
## Location

Dickson Street is a quiet residential road ideally situated between the lively areas of Easter Road and Leith Walk, both offering a variety of local shops, cafes, bars, and restaurants. The new St James Quarter in Edinburgh is less than a mile away, placing the city centre and its worldclass amenities within easy walking distance. Excellent public transport options ensure quick travel throughout the city, including the new tram extension that provides a convenient connection to Edinburgh International Airport and the trendy Shore district. Nearby, residents also enjoy access to numerous leisure and recreational facilities, including several parks and green spaces.





Approx. Gross Internal Floor Area 49 Sq M / 523 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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