



57/12 Dalmeny Street  
LEITH | EDINBURGH | EH6 8PQ

  
**warners**  
solicitors & estate agents



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An exciting opportunity has arisen to acquire this beautifully presented, two-bedroom top floor flat situated in the sought-after Leith district of Edinburgh.

This stunning apartment has been tastefully decorated to a high standard throughout and is presented to the market in move-in condition. The living room is flooded with an abundance of natural light creating a perfect space for relaxing or entertaining guests, and off this lies the kitchen. Both bedrooms are well-sized doubles, with either room having the potential to be employed as an ideal home office or gym giving the property a good degree of flexibility, and a bathroom with three-piece white suite completes the internal accommodation.

Outstanding nearby amenities include a range of stylish bars, restaurants and cafes, and the apartment is conveniently located to offer easy access to public transport links. Offering immense appeal to a range of buyers including couples and young families, in addition to holding investment potential, early viewing is highly recommended.

- Two-bedroom, top floor apartment
- Highly desirable location
- Excellent local amenities
- Easy access to public transport
- Living room
- Two double bedrooms
- Kitchen
- Bathroom
- Communal garden

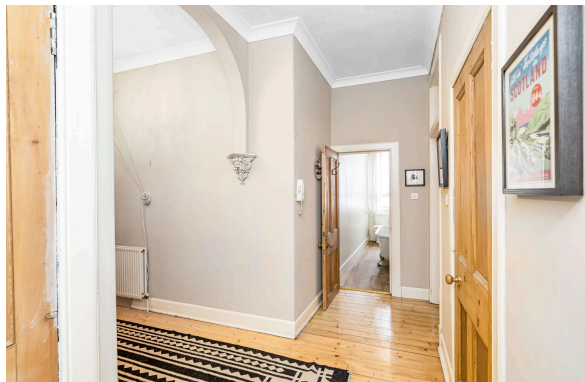
Energy rating C, Council tax band B. There is no factor associated with this property.

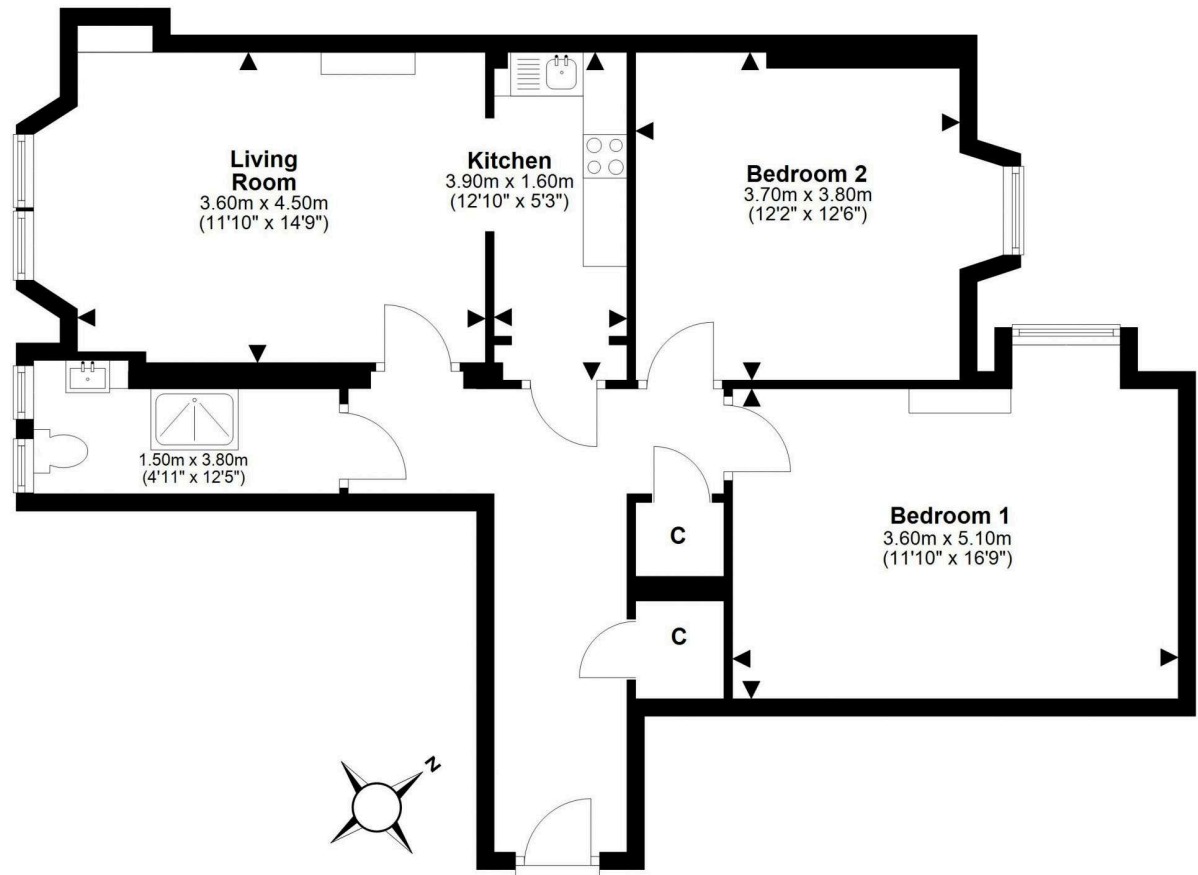
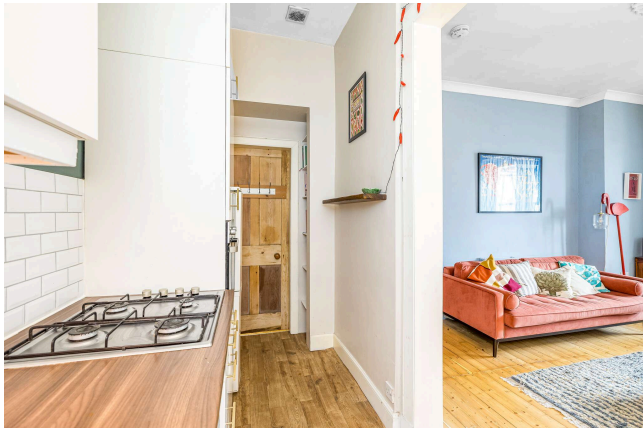
Extras included in this sale will be fridge, dishwasher, washing machine, microwave, curtains in bedrooms, living room and bathroom. Wardrobe from bedroom 2 can also be included in this sale.

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



The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. 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 space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





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.