










Offers Over

**£225,000**

## 10/4 Dalmeny Street

Leith | Edinburgh | EH6 8RA

An excellent opportunity has arisen to acquire this attractive first-floor flat forming part of a traditional tenement, quietly positioned within the ever-popular Leith district. Close to a fantastic range of local amenities and superb transport links, including the nearby tram stop just a short walk away, the property is ideally suited to a variety of purchasers including professionals, couples, and first-time buyers.

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



## Description

The accommodation opens with a welcoming hallway, benefitting from two large storage cupboards. The lounge is bright and spacious, featuring attractive corning, a traditional Edinburgh press cupboard, and an open fireplace creating a lovely focal point to the room. The modern kitchen/diner is fitted with a range of integrated and freestanding white goods and enhanced by splash panelling for easy upkeep. The space further benefits from a useful storage cupboard and room for a breakfasting table. A versatile box room offers flexible use as a home study, dressing room, or additional storage space. The principal bedroom is a generously sized rear-facing double, enjoying a quiet outlook and benefitting from a shelved press cupboard. The bedroom offers plenty of space for freestanding furniture and different configurations. Completing the accommodation is a well-kept bathroom fitted with a shower over bath and partial tiling.



Further benefits include a secure door entry system, gas central heating, and single glazing throughout.

## Gardens & Parking

To the rear, residents can enjoy access to a pleasant and well-tended shared rear garden. For the car owner, there is ample on-street permit/metered parking available within the area.

## Extras

Selected fixtures and fittings, including; integrated electric 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.





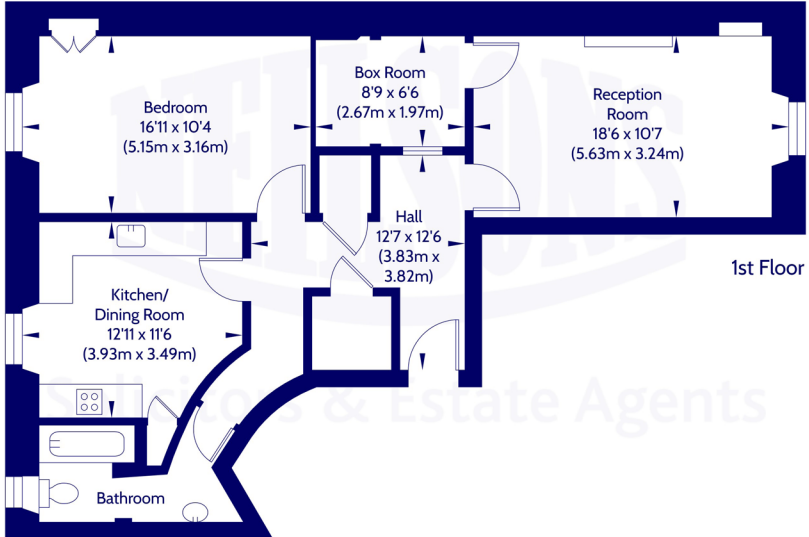
## Location

The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than two miles from the City Centre, within close proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. A short walk from the property are also Dalmeny Park and Pilrig Park which make pleasant areas to walk and relax. There is a regular bus and tram service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 75 Sq M / 802 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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- [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.
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