



3/3 Dicksonfield
Leith, EH7 5ND

Deans 
Solicitors & Estate Agents LLP



GROUND FLOOR FLAT

- Sitting/Dining Room
- Breakfast Kitchen
- Two Bedrooms
- En-Suite Shower Room
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Grounds
- Residents Permit Parking
- EPC Rating – D



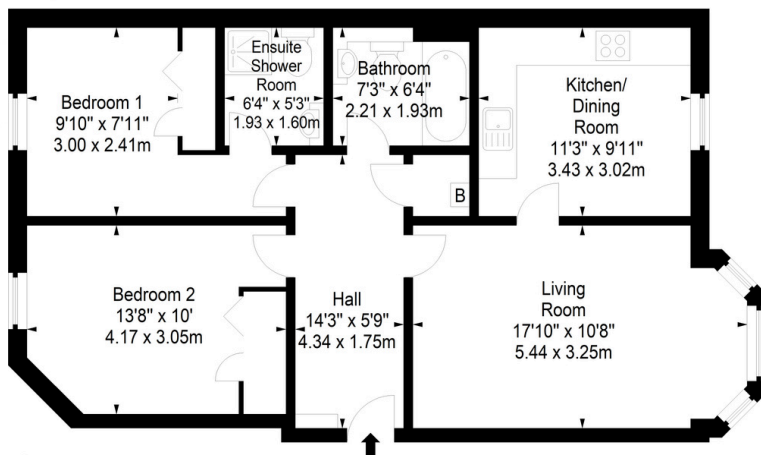
Excellently located, this lovely & well-presented ground floor flat forms part of an established modern development situated within the sought after area of Leith. The property is close to an abundance of excellent amenities with St James's Quarter a short walk away. There are excellent public transport links readily available via bus and tram providing quick and easy access to Edinburgh Airport. In move-in condition, the accommodation would make an ideal purchase for the young professionals and comprises; secure entry phone system, welcoming entrance hallway, attractive bay windowed sitting/dining room, modern well laid out breakfast kitchen, delightful master bedroom with built-in wardrobes and en-suite shower room, second double bedroom with built-in wardrobes and bathroom with white suite and shower over. The property is situated within communal garden grounds with residents permit parking and on street pay meter parking available in surrounding streets. Further benefits include gas central heating with recently upgraded boiler with a guarantee until 2035 and double glazing. Included in the sale are the; floor coverings, curtains, blinds, oven, hob, hood, fridge/freezer and washing machine/tumble dryer. The fridge/freezer, washing machine and oven have all been purchased within the last 2 years. All appliances included in the sale are sold as seen with no warranty provided.



**Dicksonfield,
Edinburgh,
Midlothian, EH7 5ND**



Approx. Gross Internal Area
755 Sq Ft - 70.14 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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