



46/7 Dalmeny Street
Leith, EH6 8RG

Deans 
Solicitors & Estate Agents LLP



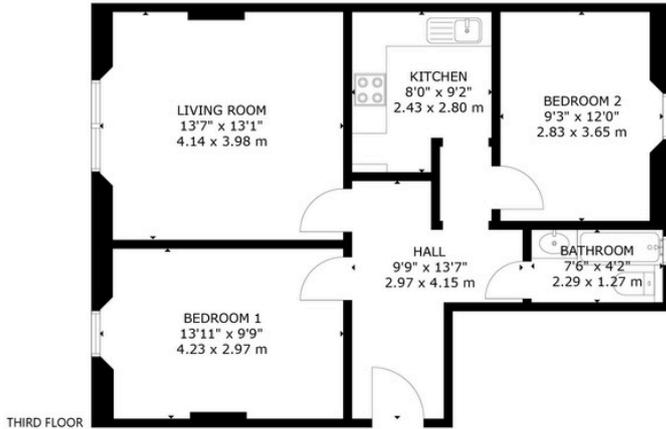
THIRD FLOOR FLAT

- Sitting Room
- Kitchen
- Two Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- On-Street Permit & Pay Meter Parking
- Shared Rear Garden
- EPC Rating – C



Forming part of a traditional tenement, this light and airy 3rd floor flat is situated within the highly sought after area of Leith. The property is close to an abundance of excellent amenities and within easy reach of St James's Square and the fashionable Shore area with it's many bars and restaurants. There are excellent public transport services via bus and tram which passes by on Leith Walk and provides quick and easy access to the City Centre, Edinburgh Airport and Newhaven. In move-in condition the property benefits from sanded and sealed flooring and would make an ideal purchase for the young professionals. Secure entry phone system, welcoming hallway, lovely sitting room with twin recessed windows, modern kitchen, two delightful double bedrooms and bathroom with white suite and shower over. There is a communal rear garden with Dalmeny Street Park on the doorstep along with on-street permit and pay meter parking. Further benefits include gas central heating and double glazing. Included in the sale are the; fitted floor coverings, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided.





IN
46/7 DALMENY STREET, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 678 SQ FT / 63 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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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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