










Offers Over  
**£260,000**

## 46/9 Dalmeny Street

Leith | Edinburgh | EH6 8RG

Impressive and well-proportioned two-bedroom top floor flat forming part of a traditional tenement within the heart of the ever-popular Leith area. With a vast range of amenities and superb transport links close at hand – 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.

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



## Description

The accommodation begins with an inviting entrance hallway with newly fitted carpets and benefitting from excellent storage provisions, including a useful cupboard and overhead storage. The open plan lounge/kitchen/diner offers a bright and sociable living space with ample room for both lounge and dining furniture. The kitchen area is fitted with a range of freestanding white goods and enhanced by partial tiling in splash areas, under-unit lighting, a pantry cupboard, and an attractive Belfast sink. Lovely views towards Calton Hill can also be enjoyed, while a decorative wooden mantelpiece creates an appealing focal point within the living area. The principal bedroom is a generous double featuring attractive corning, a traditional Edinburgh press cupboard, cleverly designed fitted wardrobes, and a charming window seat with additional storage. Bedroom two is another comfortable double offering flexibility for a range of uses and space for freestanding furniture. Completing the accommodation is a well-kept bathroom fitted with a shower over bath and partial tiling.



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

## Gardens & Parking

Externally, there is a shared rear garden which features a patio area for residents to enjoy, along with on-street permit and metered parking available for both residents and visitors.

## Extras

Selected fixtures and fittings, including; freestanding cooker, 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.





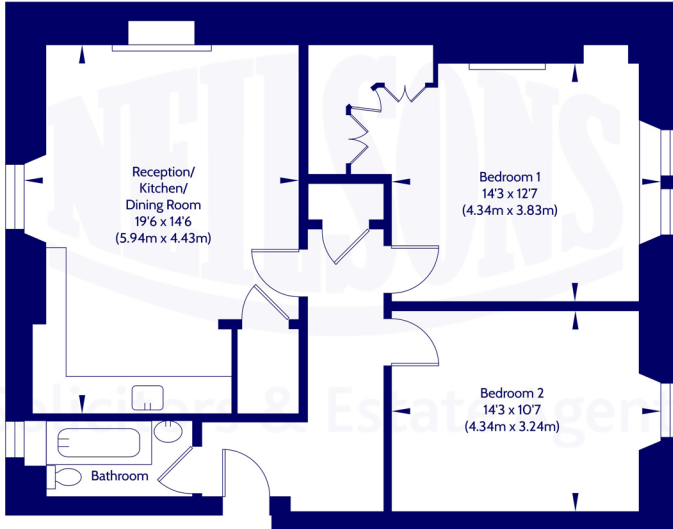
## Location

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 with the stop at the end of the street into 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 73 Sq M / 782 Sq Ft.  
3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [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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