



35 (2F1) Dalmeny Street  
LEITH | EDINBURGH | EH6 8PG

**warners**  
solicitors & estate agents



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Superbly situated close to the excellent Leith amenities and tram services is this bright and spacious second floor apartment within a traditional tenement, ideal as a first time purchase for someone wanting to put their own stamp on it.

The accommodation includes a sunny, south-facing living room, kitchen benefiting from borrowed light from the hall, double bedroom with deep store cupboard and bathroom. An entryphone system gives access into the communal stair and to the shared garden at the rear of the building.

- Twin window living room with electrical fireplace and shelved press cupboards
- Kitchen
- Double sized bedroom
- Bathroom
- Entrance hall
- Double glazing
- Good storage space
- Security entryphone system
- Shared rear garden
- Permit parking

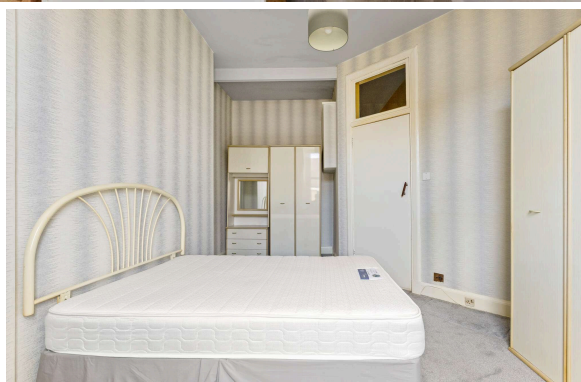
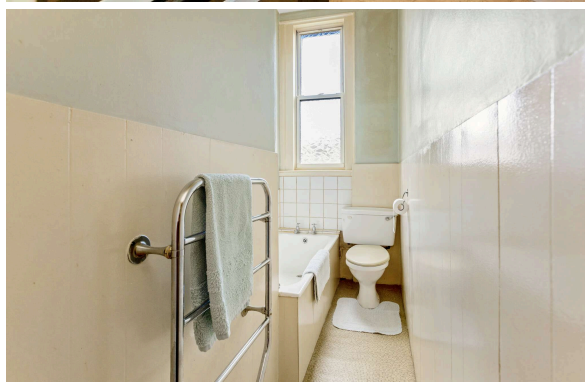
Council Tax Band: B Energy Rating: D

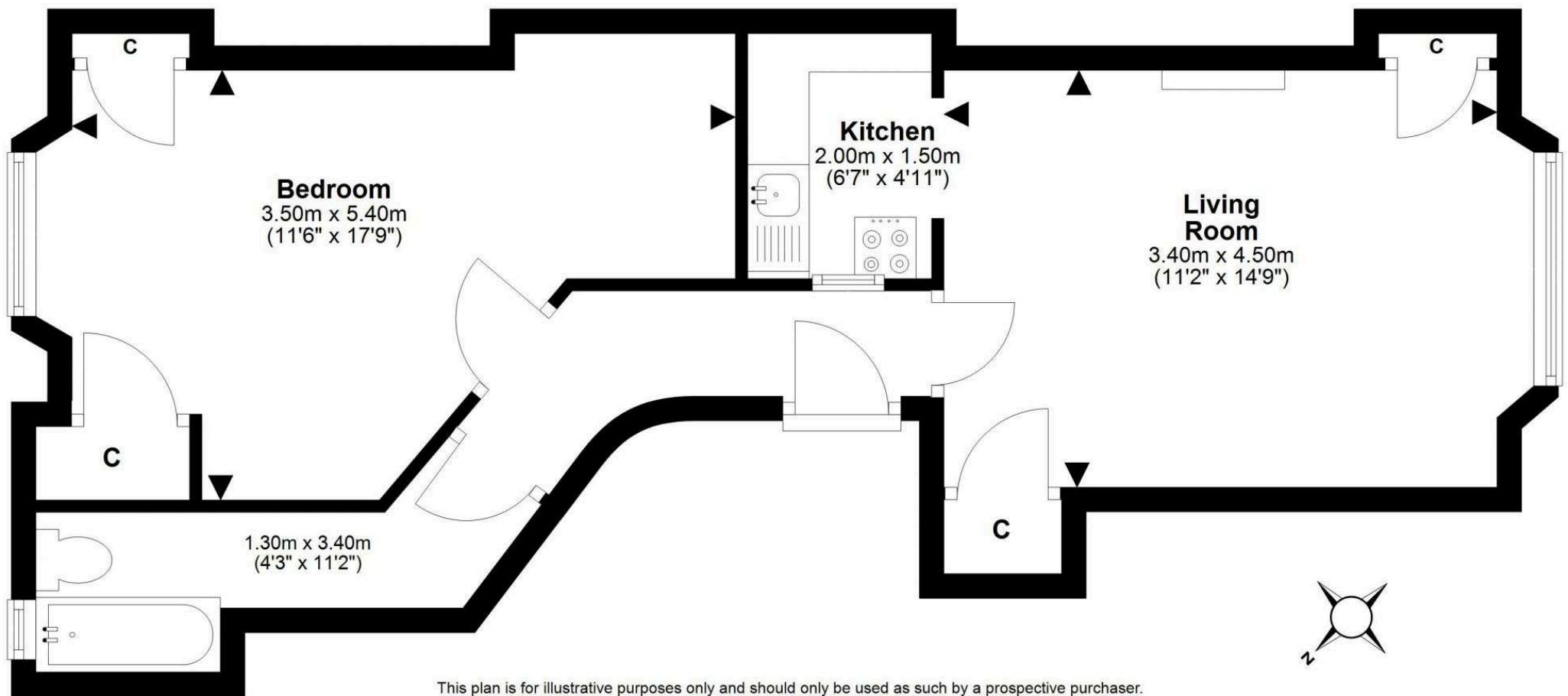
All fittings and fixtures are included in the sale of the property. Any furniture are also available upon request if not required they can be removed.

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



The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, with the Leith School of Art, and Leith Theatre. The area offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets available at the nearby St James Quarter. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. 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 spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International 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.