



Offers Over
£170,000

16/3 (1F2) Dickson Street

Leith | Edinburgh | EH6 8RN

This attractive, light-filled first floor flat forms part of a traditional tenement in the heart of Leith, enjoying a quiet setting off Easter Road, yet enjoying the convenience of excellent shops, cafes, bars and bistros together with the excellent transport links of hand with the city centre just a short walk away.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal Garden
-  Metered/permit Parking
-  EPC Rating – C
-  Council Tax Band - B



Description

This lovely home shall undoubtedly appeal to the first time buyers or rental investors and merits internal viewing to be fully appreciated. Enjoying a dual aspect to the front and side and benefiting from gas central heating with combi boiler, double glazing and a secure entryphone system, this sizeable 1 bedroom flat comprises; entrance hallway with storage cupboard, ideal for coats and shoes. There is a lovely and bright, front facing reception room with open plan kitchen. A large pantry cupboard offers excellent storage provisions and there is an additional cupboard in the lounge area housing the boiler. The kitchen itself is located with a window to side, providing excellent natural light and is fitted with ample wall and base units with cooker, fridge freezer and washing machine included in the sale. A sizeable double bedroom, again with front aspect, offers ample space for free standing furniture and houses a shelved press cupboard. Lastly the extensively tiled bathroom comprises of a white three piece suite with electric shower over bath.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the cooker, fridge freezer and washing machine. Other items of furniture can be made available by separate negotiation if desired.

Externally

There is a communal garden located to the rear of the building and for the car owner, permit and metered parking is available to the front and surrounding streets.

Viewing

By appointment with Neilsons on 0131 625 2222.



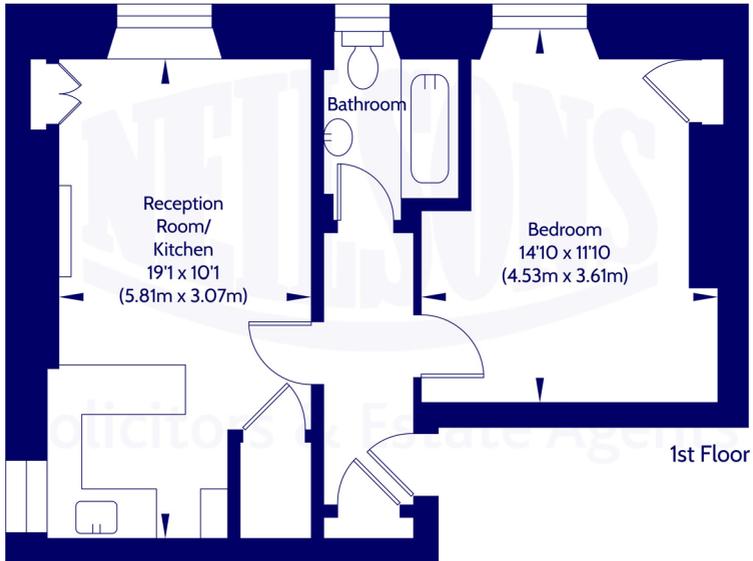


Location

The property is in the vibrant district of Easter Road which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links to the City Centre, Airport and surrounding areas, and many of the Capital's renowned attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, and Arthurs Seat. Bustling Leith Walk and the cosmopolitan Shore area of Leith are within proximity and offer a superb array of cafes, gift stores, bars and world class restaurants as well as Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.



Approx. Gross Internal Floor Area 41.7 Sq M / 449 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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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [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.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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For helpful, friendly, personal advice, get in touch.

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