



17/3 Dalmeny Street

Edinburgh

EH6 8PF



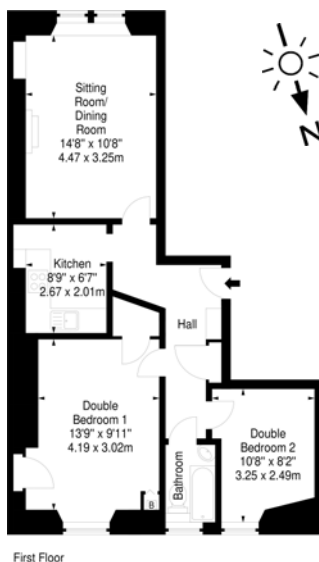
17/3 Dalmeny Street, Edinburgh

This excellent first-floor flat offers comfortable living within the heart of Leith. The first-floor accommodation is entered via secure entry phone system to a well-maintained common stair. The accommodation comprises; welcoming hallway with excellent storage, bright and spacious living room featuring decorative cornicing and feature fireplace. The kitchen is fitted with a range of base and wall-mounted units, offering good storage and preparation space. Quietly positioned to the rear, the generous double bedroom benefits from a large storage cupboard, while the second bedroom also enjoys a peaceful rear-facing aspect. The bathroom completes the accommodation. The property also benefits from; double glazing throughout, gas central heating and a communal garden to the rear.

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Property Features

56 m2
Superb Location
Bright & Spacious
First Floor
2 Bedrooms
Communal Garden



Extras

The property is being sold as seen, all fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).

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SALES & LETTINGS

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Notes

Notes 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 receipt of offers. Offers should be emailed –sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form 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 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 Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.