



85/2 Dalmeny Street

Leith, Edinburgh, EH6 8RT

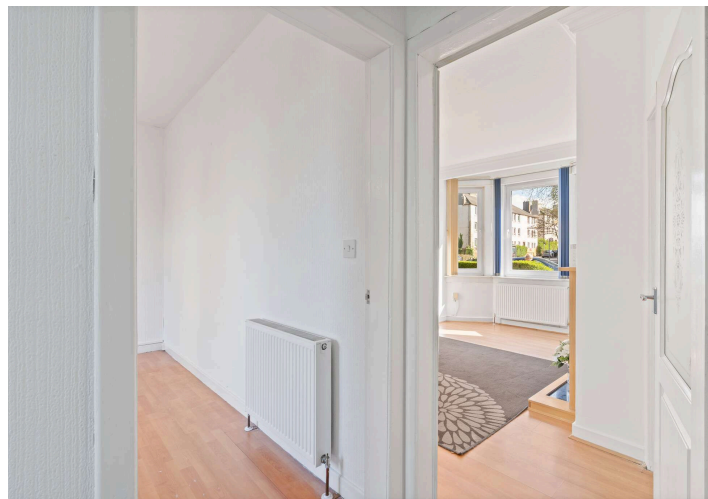


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Well-presented one-bedroom ground floor flat on Dalmeny Street in the heart of Leith

- Bright bay window sitting room
- Fitted kitchen
- Double bedroom - built in wardrobes
- Modern shower room
- Private front and side gardens
- Shared gardens to rear
- Ideal for a first time buyer
- Excellent location close to local amenities
- Double glazing & gas central heating



Fixed Price:

£175,000



Further information can be found in the home report.

About the Property

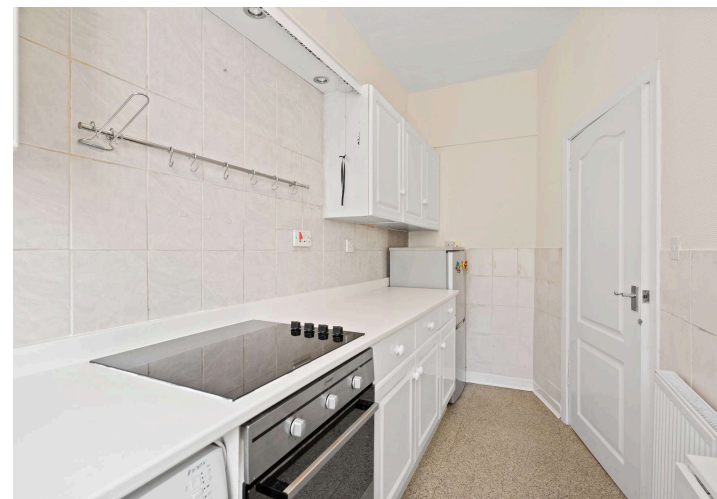
Situated in the heart of vibrant Leith, this charming one-bedroom ground floor flat on Dalmeny Street offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The ground floor position provides easy access and convenience, while the layout offers a comfortable and functional living space.

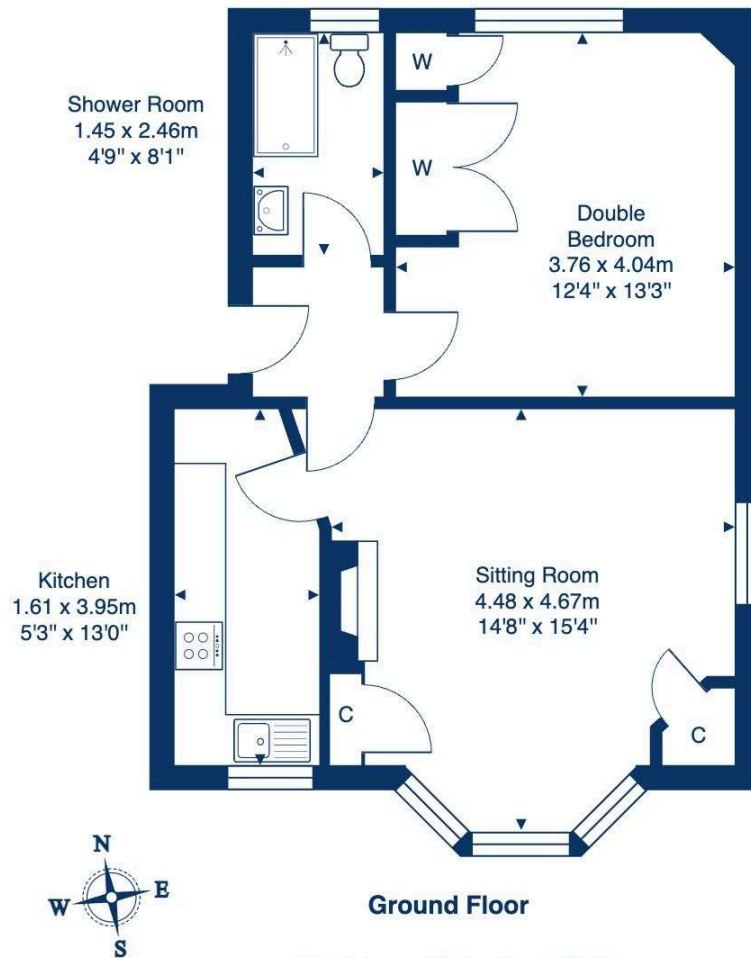
Further benefits include double glazing and gas central heating. Externally, the property benefits from private front and side gardens. In addition, residents can enjoy access to shared rear gardens, providing useful outdoor space within this popular urban location.

Extras

To include all fitted flooring, carpets, blinds, light fittings, fridge/freezer, washing machine, hob & cooker.



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All measurements are approximate and for display purposes only.

Location

Leith is a buzzing port district, just two miles northeast of the city centre, this historic and vibrant district is characterised by an eclectic mix of bars, cafés and restaurants. It incorporates the Shore area, a cosmopolitan waterfront with an array of pubs and restaurants, including award-winning restaurants and the Royal Yacht Britannia. There are plenty of shopping facilities in the immediate area and further amenities are easily accessible at Ocean Terminal shopping centre, with a wide range of high street stores, family restaurants, a 24-hour gym and a multiplex cinema. For recreational facilities, the tranquil green spaces of Leith Links and Claremont Park are close by while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. An efficient bus service runs to and from the city centre and there are good road links to all major motorway networks. The Edinburgh tram line provides a direct connection through the city centre to Edinburgh airport.



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