



20/13 Dickson Street

Leith, Edinburgh, EH6 8RN



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Well-presented top floor one-bedroom flat with box room in the heart of vibrant Leith.

- Sitting room
- Kitchen/dining room
- Double bedroom
- Boxroom
- Bathroom & separate WC
- Secure entryphone system
- Ideal for a first time buyer
- Excellent location close to amenities
- Well presented & in move in condition
- Gas central heating & double glazing

Offers over
£240,000



 Freehold

Further information can be found in the home report.



About the Property

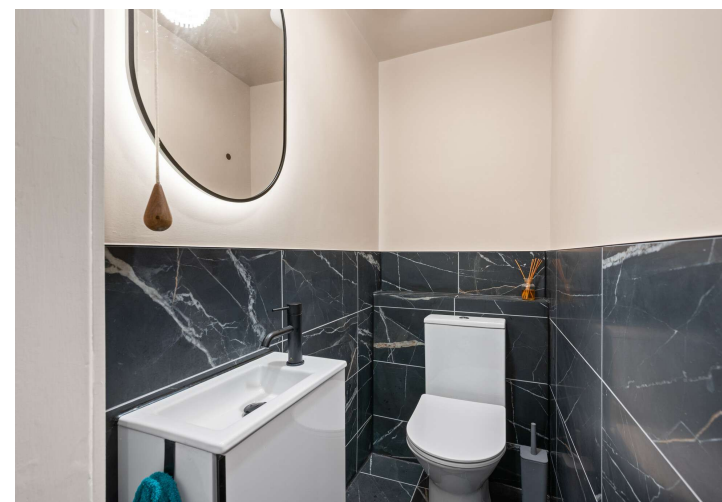
Forming part of a traditional tenement in the popular Leith area, this well-presented one-bedroom top floor flat offers bright, well-proportioned accommodation, ideally suited to first-time buyers, professionals or investors.

The property features a spacious sitting room, a modern kitchen/dining room with ample space for dining, a generous double bedroom, a contemporary bathroom, and the added convenience of a separate WC.

A useful box room provides excellent storage or potential for home working. The flat benefits from gas central heating and double glazing throughout.

Extras

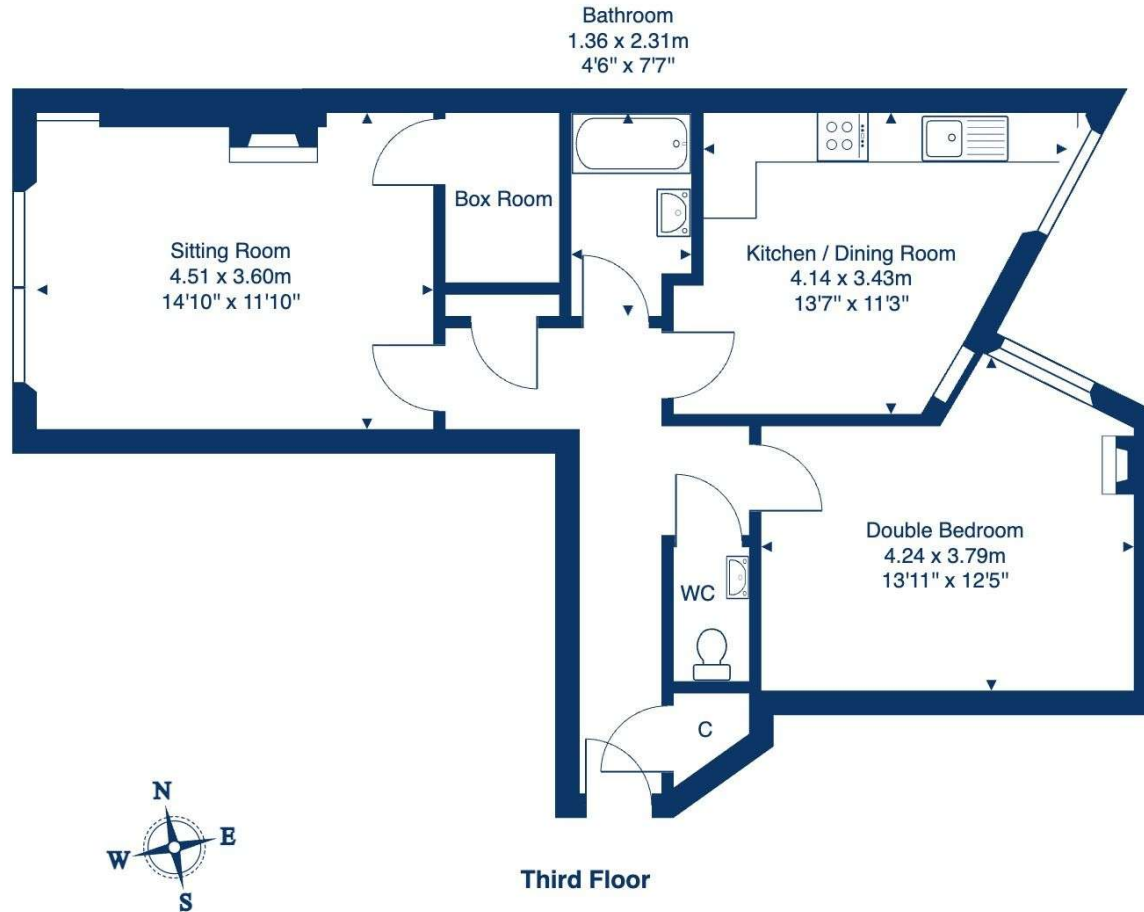
To include all fitted floor coverings, carpets, curtains, curtain poles & blinds in addition to the white goods within the kitchen - fridge/freezer, dishwasher, washing machine, oven, hob & extractor hood.





Floor Plan

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Total Area: 61.0 m² ... 657 ft²

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 independent shops, bars, cafés and restaurants. 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. An efficient bus and tram service run 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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