



Leith

57/1 Dalmeny Street
EH6 8PQ



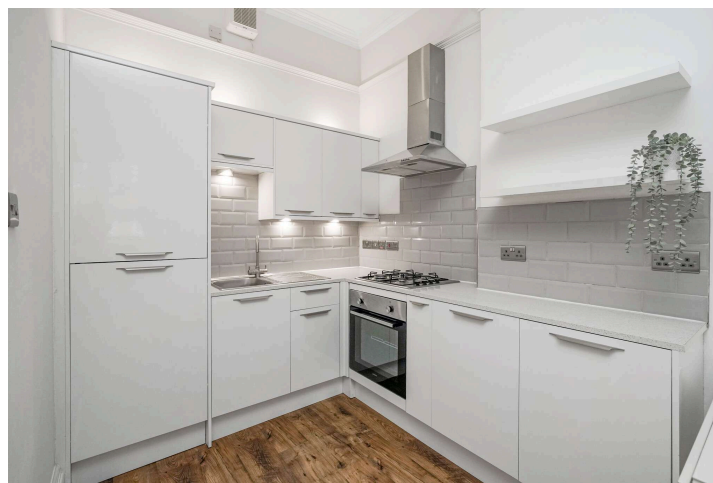
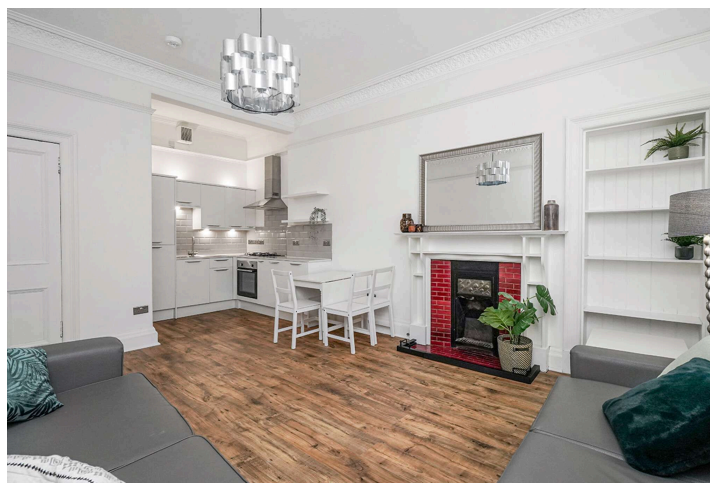
First Floor Flat - Buzzer No. 1

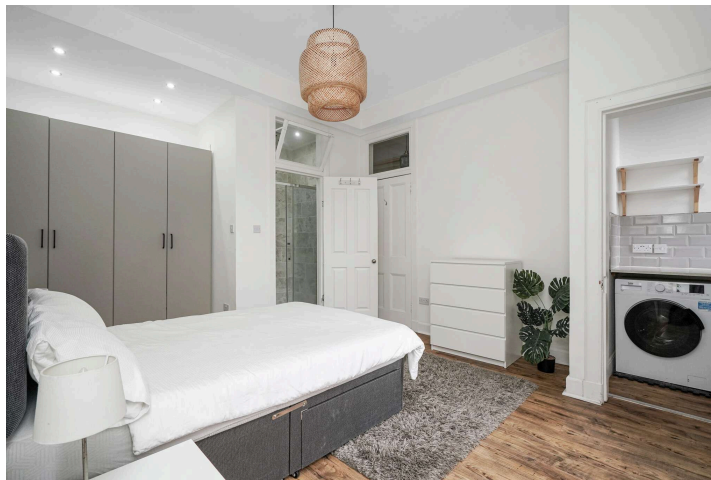
OFFERS OVER £210,000

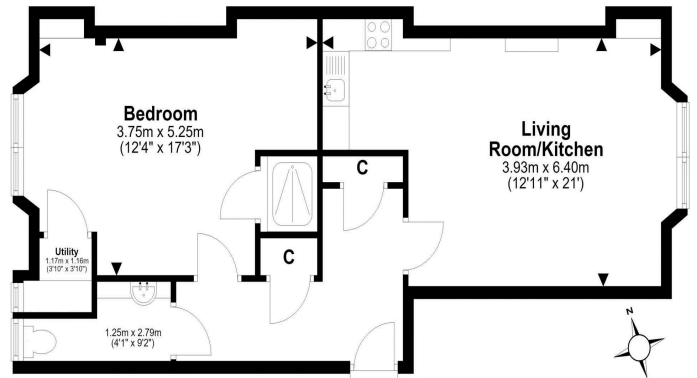
- Hallway with storage
- Open plan livingroom/kitchen
- Spacious double bedroom
- Shower room
- W.C/cloakroom
- Utilityroom
- Gas central heating
- Double glazing
- Communal rear garden
- Zoned on street parking
- Excellent transport links and amenities
- Upgraded by current owner
- Move in condition
- Secure entryphone system



Viewing by appointment please call
Solicitors (0131) 554 6321







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.

Viewing is highly recommended of this bright and spacious one-bedroom first-floor flat, which has been upgraded by the current owners. The property is in the popular Leith area, close to local shops, leisure facilities such as Leith Victoria swim and gym centre and the open spaces of Leith Links. Primary and secondary schools are close by and a variety of bars and cafés. The vibrant Shore area offers a wide range of restaurants, bistros, bars and cafés, while the nearby St James Quarter and Omni Centre provide high street shops, a multi-screen cinema and a gym. Excellent public transport links offer quick and easy access to the city centre and surrounding areas, with the tram running from Newhaven to Edinburgh International Airport.

Accessed via a secure shared stair, the flat opens to a welcoming hallway with two built in storage cupboards, Entryphone handset, and much of the accommodation off. To the front of the flat is a bright open plan living room/kitchen with twin windows and traditional features including Edinburgh Press, fireplace within a surround, ceiling rose and cornice. The modern kitchen area has base and wall units, integrated oven with gas hob and an integrated fridge freezer. To the rear of the flat is a generously proportioned double bedroom with twin windows, Edinburgh press and both a shower cupboard and utility room off. The shower room is of a modern design, is fully tiled and has a main powered shower unit. The utility room is rear facing and houses the boiler. Completing the accommodation is a rear facing WC/cloakroom which comprises of a WC, wash hand basin within a vanity unit and a heated towel rail.

Additional benefits include gas central heating, double glazing, zoned on street parking, communal rear garden. Upgrades by the current owner include new bathroom, kitchen, central heating, double glazing and redecoration throughout. **Note - There is currently building and roof refurbishment underway at the seller's expense.**

EXTRAS

To include integrated white goods, any blinds/curtains and light fittings. Washing machine and furniture not included (No warranties to be given)

OFFERS

Offers Over £210,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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