



87/10 Dickson Street
LEITH | EDINBURGH | EH6 8QH


warners
solicitors & estate agents



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Nestled on a quiet street in the heart of Leith, one of the city's coolest neighborhoods, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented top floor apartment.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright bay windowed lounge, a contemporary kitchen with attractive units, two well-proportioned bedrooms and the flat is completed by a stylish shower room. Externally there is a well-kept communal garden with ample permit parking outside.

- Heart of Leith location.
- Close to excellent bars, restaurants and cafes.
- Tram and bus stops nearby.
- welcoming hallway with abundant storage.
- Bright bay windowed lounge.
- Contemporary kitchen.
- Two well-proportioned bedrooms.
- Stylish shower room.
- Well-kept communal garden.

Council Tax D, Energy Rating D.

Factor approx. £3.00 weekly to cover stair cleaning, garden maintenance and garden refuse bins .

All fittings, fixtures, integrated kitchen appliances, light fittings, bedroom curtains and kitchen blinds will be included in the sale. The light shades in the hall and bedroom, and living room curtains will not be included in the sale.

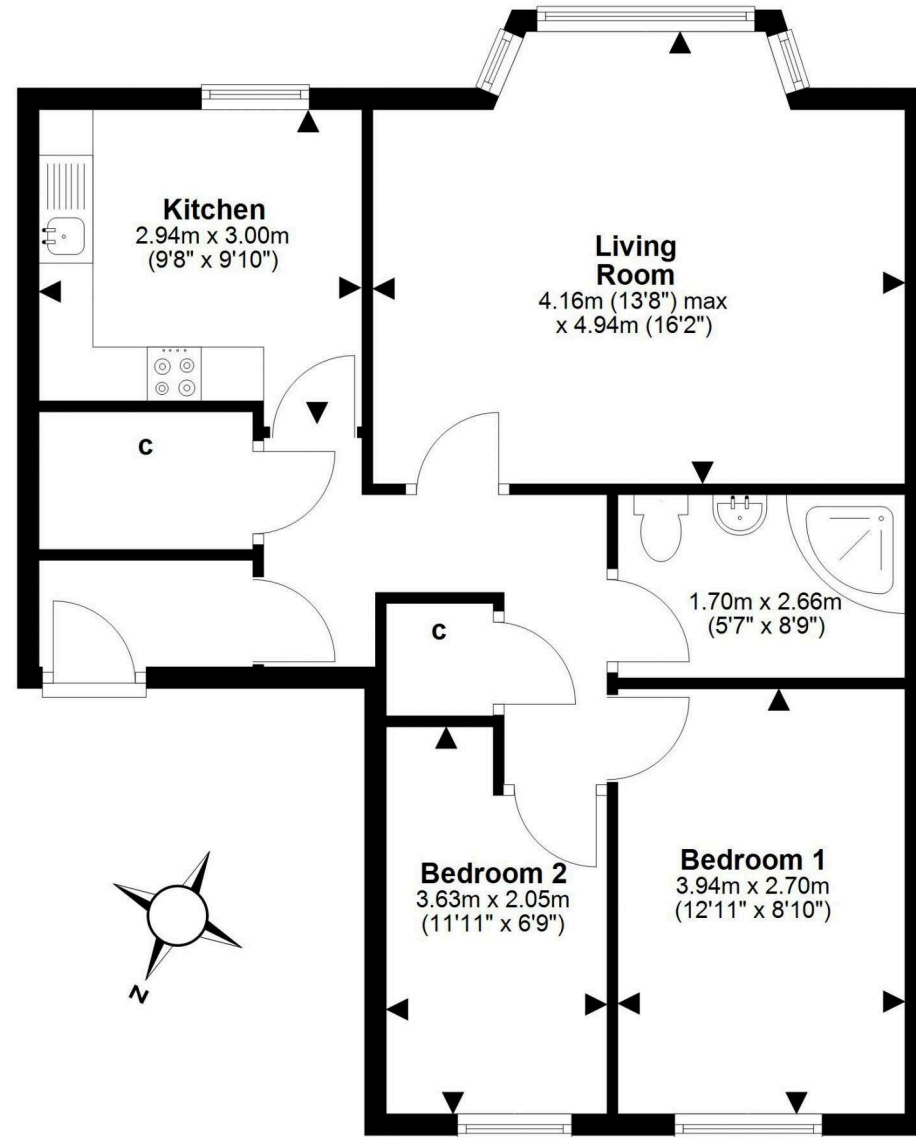
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, with the Leith School of Art, and Leith Theatre. The area offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





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.