



RALPH SAYER
SOLICITORS & ESTATE AGENTS

3/11 Dickson Street
Edinburgh EH6 8RJ

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One bedroom, second floor apartment set in a traditional stone-built tenement in the heart of the very popular Leith area.

An excellent opportunity for the first time buyer, or buy to let investor, the accommodation comprises an open plan lounge and kitchen area, good sized bright bedroom set to the rear of the property with ample room for bedroom furniture. The windows in these two rooms are not overlooked by any others on the street affording a very rare private flat. The kitchen is fitted with modern base and wall units with oven, hob, hood, fridge, freezer and washing machine which shall remain. The shower room has a two piece white suite. The flat has double glazed windows and energy efficient electric heating throughout. Externally there is a shared garden to the rear and unrestricted parking on Dickson Street and other surrounding roads.

Early viewings recommended.



Property Summary

- Entrance hall with built-in storage
- Open-plan living room and kitchen
- Traditional style fitted kitchen
- Generous double bedroom
- Shower room
- Electric heating
- Double-glazed windows
- EPC Rating - C | Council Tax Band - A



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Let us help you find your next
dream property!



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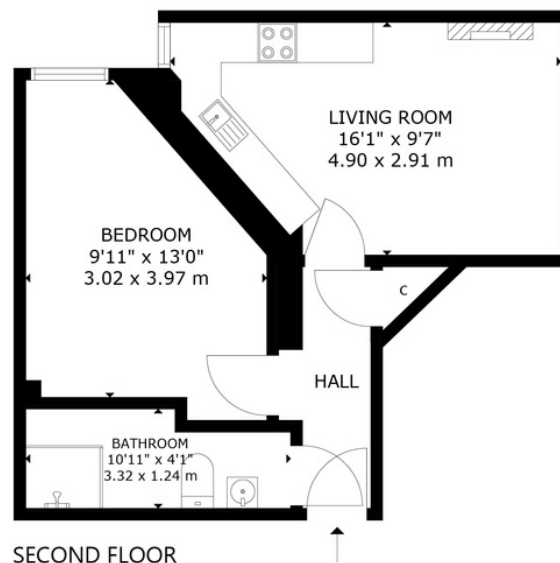
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



3/11 DICKSON STREET, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 350 SQ FT / 33 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Location

Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to the city centre, and has a truly impressive range of independent shops and outlets. The nearby Ocean Terminal provides further shopping opportunities, along with a large cinema, member's gym and restaurants. Regular buses provide easy and frequent connections to Edinburgh's city centre and the soon to be completed tram system which will provide access direct to Edinburgh Airport. The open green spaces of Pilrig Park, Leith Links, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.