



83/4 Dickson Street
Leith, Edinburgh, EH6 8QH

CALL US ON 0131 447 4747

83/4 Dickson Street, Leith, Edinburgh EH6 8QH

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with excellent storage.
- Boxroom.
- Generously proportioned living room with feature gas fire.
- Dining kitchen with appliances.
- Larder storage cupboard.
- Good-sized double bedroom.
- Contemporary fitted wet room.
- Double glazing.
- Original features.
- Communal gardens to the rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A second-floor flat part of a traditional tenement building in the vibrant Leith district of the city perfectly positioned for access to the Edinburgh City Centre and a wide range of local amenities on Leith Walk and Easter Road. The property would be suitable for a range of buyers and there is potential to create a two-bedroom property, subject to the usual planning consents.

COUNCIL TAX BAND: B.
TRAIN STATION: APPROXIMATELY 1.5 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 10.4 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

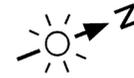
LOCATION

Leith, a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including three Michelin starred restaurants), galleries, bars and bistros, all within walking distance, as is the popular Shore area. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. The property is located next to Dalmeny Park and close to the open expanse of Pilrig Park and Leith Links while there are also various local access points to the city's cycle path network and the Water of Leith walkway. Also within easy reach are the designer shops on George Street, Harvey Nichols, John Lewis and the new St James Quarter. The Omni Centre is close by and plays host to a multi-screen cinema, a Nuffield Health Gym and Leisure Club and a number of eateries. The Playhouse Theatre is next door and is also surrounded by a range of restaurants. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city. The new tram stop at Balfour Street offers direct, quick and easy access to Edinburgh Airport.

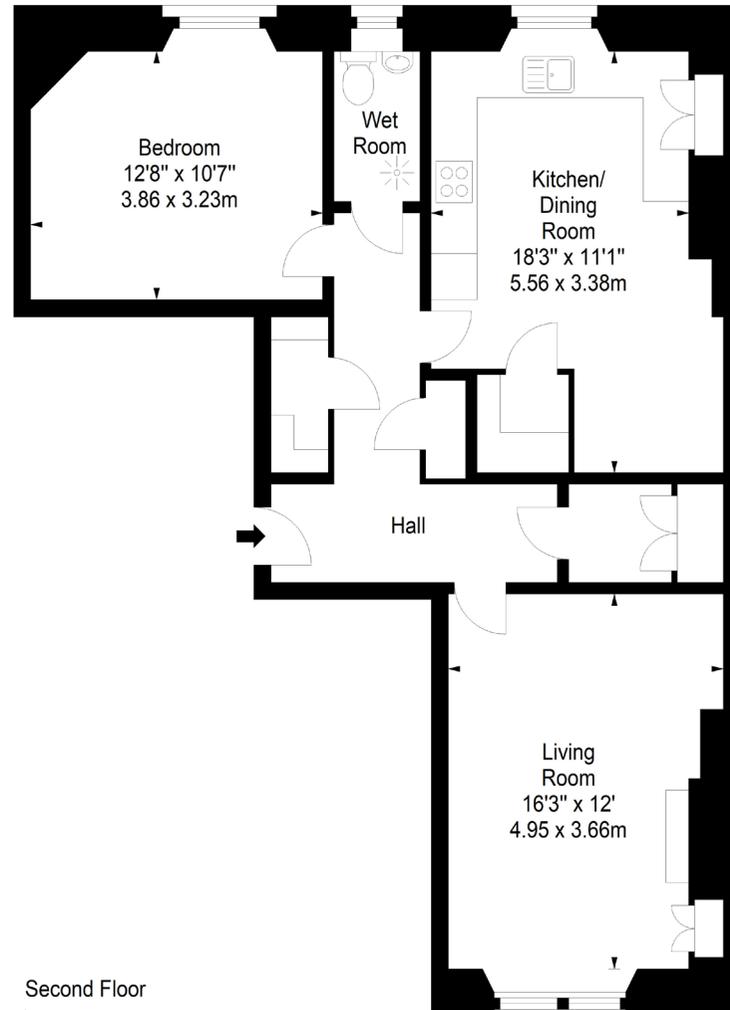
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, AUTOMATIC WASHING MACHINE, FRIDGE AND FREEZER FOR ALL OF WHICH THERE ARE NO GUARANTEES. THE WARDROBES (CONNECTED TO THE WALL) WITHIN THE BEDROOM WILL ALSO BEING INCLUDED IN THE SALE PRICE. SOME OF THE FURNITURE MAY BE AVAILABLE THROUGH NEGOTIATION.



Dickson Street,
Edinburgh,
Midlothian, EH6 8QH



Approx. Gross Internal Area
782 Sq Ft - 72.65 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING E

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.