



**lindsays**

Pf1, 10 Dickson Street,  
Leith, Edinburgh, EH6 8RL

*"A main door ground floor flat to the rear of a traditional tenement building in Leith"*

- Main door flat
- Quietly positioned at rear of building
- Popular Leith area
- Sitting room
- Kitchen
- Double bedroom with en-suite bathroom
- Separate WC
- Gas central heating
- Double glazing
- Shared rear garden

EPC Rate D

**FIXED PRICE £165,000**



## Description

A main door ground floor flat to the rear of a traditional tenement building in Leith. The property is accessed through the communal hallway and through a door leading to the garden at the rear. After passing through the door to the garden, the main door entrance to this property is on the left. The flat entrance door leads to the internal hallway, off which is a WC compartment. To the left is the sitting room which leads into the kitchen which houses a gas hob, electric oven and fridge. On the other side of the hallway is a well-proportioned double bedroom with en-suite bathroom. Also off the bedroom is the utility cupboard housing the washing machine and boiler. The property benefits from gas central heating, double glazing and direct access to the shared rear garden.

## Area

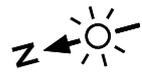
Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including three Michelin starred restaurants), galleries, bars and bistros, all within walking distance. 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. In addition, the Ocean Terminal Shopping Mall plays host to a number of High Street names, as well as a multi screen cinema, a 24 hour gym and several popular eateries. There is a 24 hour Asda at nearby Newhaven, where there is also a pretty little harbour and a David Lloyd Leisure Centre. There are also various local access points to the city's cycle path network and the Water of Leith walkway. 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 line offers direct, quick and easy access to Edinburgh Airport.

## Viewing

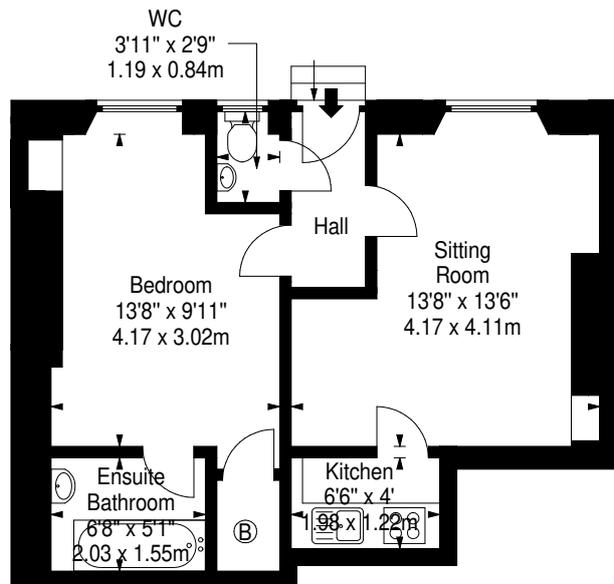
By appointment contact Lindsay's



Dickson Street,  
Edinburgh,  
Midlothian, EH6 8RL



Approx. Gross Internal Area  
429 Sq Ft - 39.85 Sq M  
For identification only. Not to scale.  
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Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsay's as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.