



GILSON GRAY

LAW • PROPERTY • FINANCE

84/6 DICKSON STREET

Leith, Edinburgh, EH6 8QQ



Situated in Leith, this one-bedroom second-floor flat enjoys a convenient position in the capital, set within easy reach of Easter Road's and Leith Walk's thriving amenities and regular transport links (including an upcoming tramline to the city centre and airport). The home offers spacious accommodation and lightly decorated interiors; plus, it has access to a large communal garden that is laid to lawn.

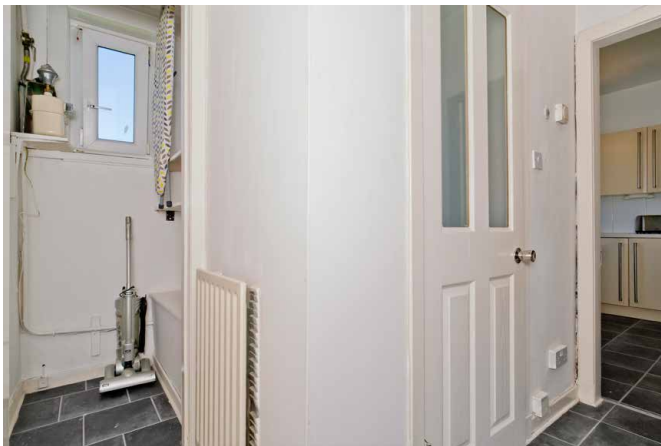
Extras: all fitted floor and window coverings, light fixtures, integrated appliances (ceramic hob, oven, and fridge/freezer), a dishwasher, and a washing machine to be included in the sale. Some furniture is available by separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

FEATURES

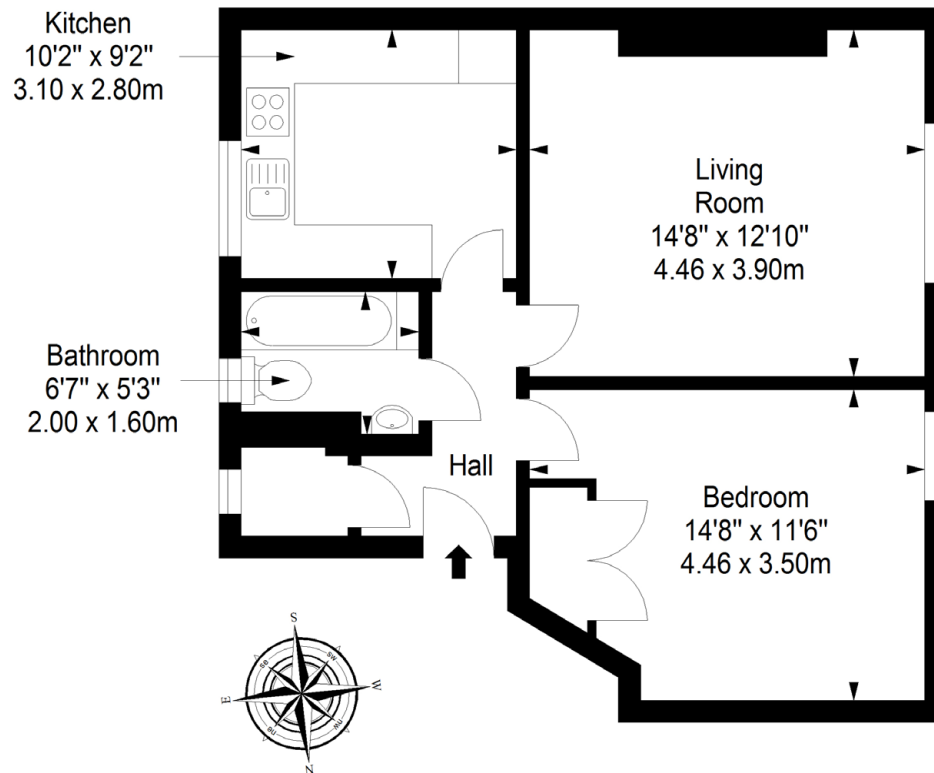
- A second-floor flat in Leith
- Set near excellent amenities
- Secure shared entrance
- Central hall to all accommodation
- Spacious living room
- Well-appointed kitchen
- Double bedroom with wardrobe
- 3pc bathroom with overhead shower
- Large storage cupboard with window
- Large shared garden and drying area
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C
- Council Tax Band - B



"A SECOND-FLOOR
FLAT IN LEITH SET NEAR
EXCELLENT AMENITIES"



Second Floor
Approx. 51.1 sq. metres (550.0 sq. feet)



Total area: approx. 51.1 sq. metres (550.0 sq. feet)



GILSON GRAY
LAW • PROPERTY • FINANCE

GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008

@gilsongrayprop
 gilson gray property
 gilson gray property
 @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.