



53/3 Dickson Street,
Leith, Edinburgh, EH7 8QH

CALL US ON 0131 447 4747

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

- Shared secure entry.
- Reception hall with excellent storage.
- Attractive & good sized living room with feature fireplace.
- Dining recess area.
- Galley style kitchen with appliances.
- Generously proportioned double bedroom with two walk-in wardrobes.
- Contemporary fitted shower room.
- Gas central heating
- Double glazing.
- Original features.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A well-presented first floor flat part of a traditional tenement building in the popular and vibrant Leith district of the city, perfectly positioned for access to Edinburgh City Centre and an excellent range of local amenities. The property would make an ideal purchase for a first time buyer or young couple.

COUNCIL TAX BAND: A.
TRAIN STATION: APPROXIMATELY 1.2 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT: APPROXIMATELY 10.4 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.
TRAM: WITHIN 300 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 St. 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 (EXCEPT ONE IN THE DINING AREA), CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE, FREE STANDING AUTOMATIC WASHING MACHINE AND FREEZER WITHIN THE LARDER.

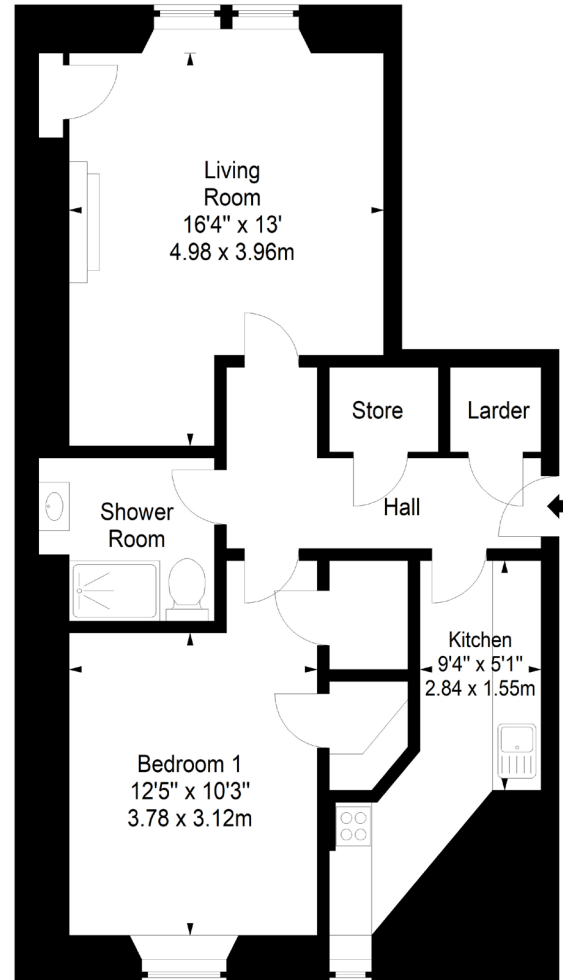




Dickson Street,
Edinburgh, EH6 8QH



Approx. Gross Internal Area
620 Sq Ft - 57.60 Sq M
For identification only. Not to scale.
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First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING D

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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.