











Offers Over
£240,000

13/8 Dicksonfield

Leith | Edinburgh | EH7 5NE

A fantastic opportunity has arisen to purchase this attractive second-floor flat with residents parking and well maintained communal gardens, forming part of an established courtyard development, in the popular area towards the top of Leith Walk. The property is conveniently positioned close to excellent amenities, transport links and the city centre, and would undoubtedly appeal to first-time buyers and professionals.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Lift & Stair Access
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - E



Description

In brief the accommodation comprises; secure entry system, lift and stair access, welcoming entrance hallway with useful storage facilities, light and airy bay windowed reception room with fireplace, spacious dining/kitchen with appliances, well proportioned principal bedroom with fitted wardrobes and en-suite shower room, good sized second double bedroom with fitted wardrobes and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2022) and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the gas hob, oven, washing machine and fridge/freezer.

Gardens, Parking & Factor

The property is situated within well cared landscaped grounds. There are two private residential parking spaces. A factor fee is payable to James Gibb of approx. £200 - £300 per quarter. This includes maintenance of communal areas and buildings insurance.

Viewing

By appointment through Neilsons 0131 625 2222.





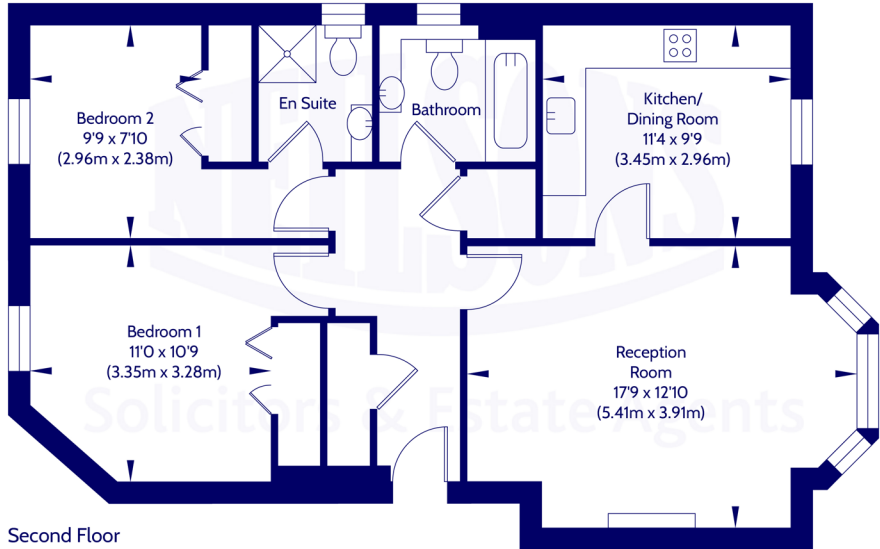
Location

The property is in the vibrant and sought-after Leith district of Edinburgh situated less than two miles from the City Centre, within proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. Schools catering for all age groups and easily accessible and there are a variety of great outdoor spaces nearby including the Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. There is an excellent regular and extensive bus and tram service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 70.06 Sq M / 754 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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