



# 20/12 Dickson Street

Leith, Edinburgh, EH6 8RN



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## 2 bedroomed top floor corner flat with open views over Dalmeny Street Park

- Corner sitting room with views
- Well equipped internal kitchen
- 2 double bedrooms
- Internal 3-piece bathroom
- Bright & well proportioned
- Excellent sought after location
- Close to local amenities
- Secure entryphone system
- Communal rear garden
- Gas central heating & double glazing



**Asking Price: £215,000**

**EPC Rating: E**

**Council Tax: C**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Situated in the popular Leith area of Edinburgh this 2 bedroomed top floor flat boasts a corner sitting room with open views across Dalmeny Street Park. Internally the property is bright and well-presented throughout offering an ideal home for a first-time buyer, young professional or buy to let investment.

The property further benefits from gas central heating, double glazing, secure entryphone system and communal garden to the rear.

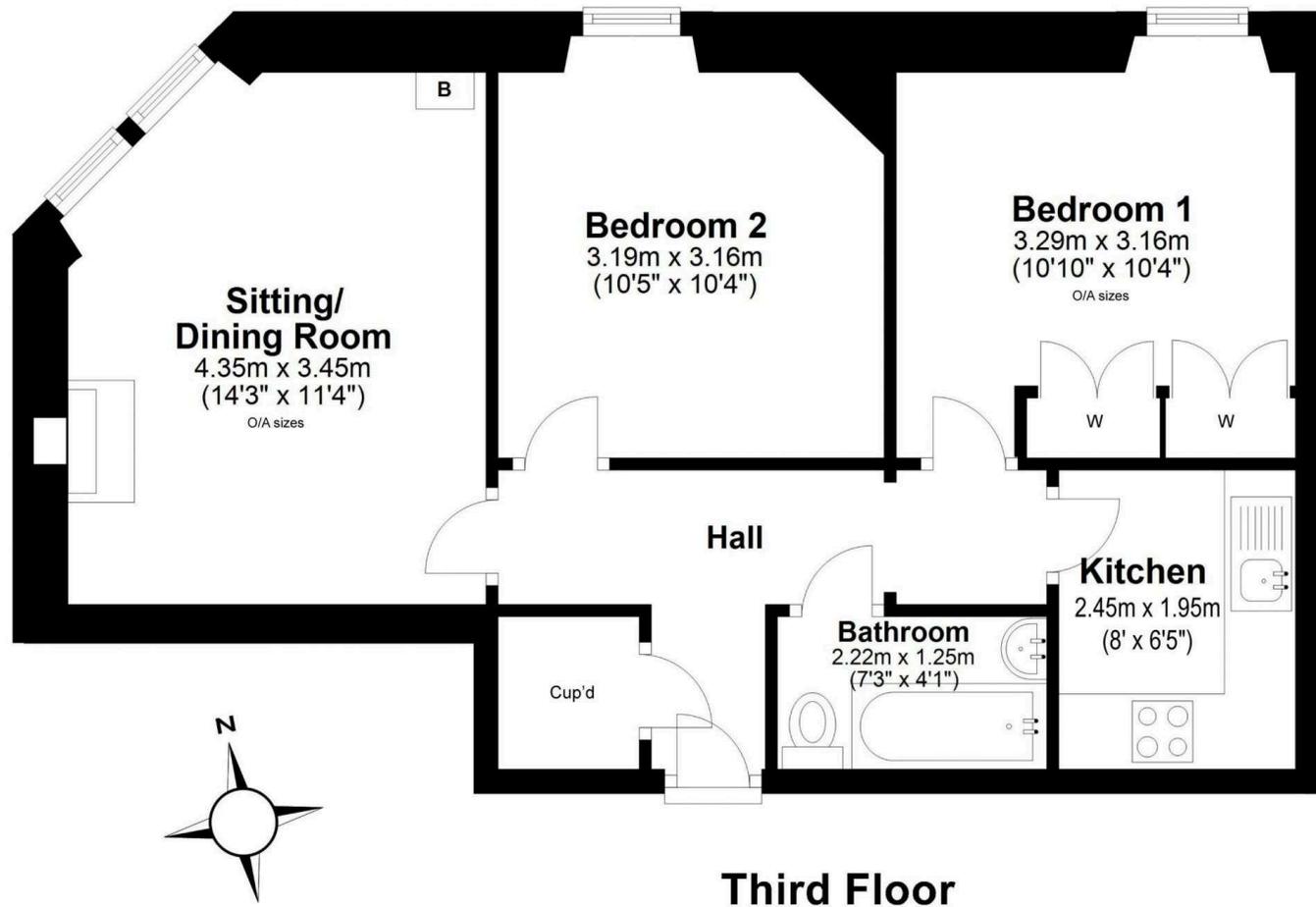
## Extras

To include all fitted flooring, light fixtures, curtains and blinds, fridge/freezer, washing machine, electric oven and hob.

## Viewings



# Floor Plan



# Location

Leith is situated a short distance to the north of the city centre, it is an area renowned for its ancient architecture and cultural heritage and today it is home to the Scottish Executive and the Royal Yacht Britannia. There are plenty of shopping facilities in the area including an Asda supermarket at Newhaven Harbour and a Tesco Metro on Great Junction Street. Further amenities are easily accessible at The Shore and Ocean Terminal is a short distance away where there is a range of quality restaurants, bars and a multiplex cinema complex. The Playhouse Theatre and the Omni Centre cinema complex are close by at the top of Leith Walk. Waverley Station and St Andrews Square bus station are also easily accessible. Efficient bus services run to and from the city centre and there are good road links to all major motorway networks. Good schooling is easily accessible in both the state and private sectors.



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