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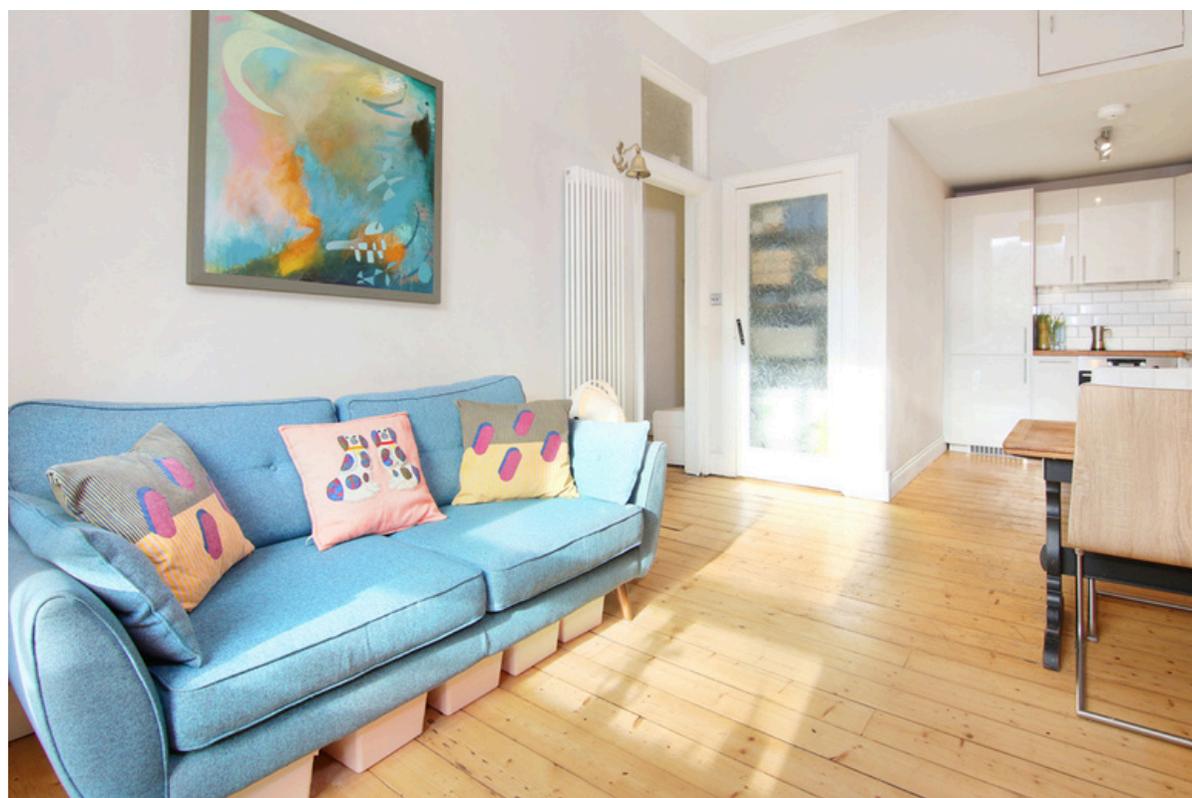
10/2 Dalmeny Street

Leith, Edinburgh EH6 8RA

10/2 Dalmeny Street

Located just off bustling Leith Walk, this beautiful three bedroom period flat offers a perfect blend of charm and modern convenience. Dalmeny Street Park is a short stroll away and Leith Walk offers an array of local shops, eateries, and artisan bakeries. With easy access to the city centre and the Shore district, this location is ideal for those who appreciate city living.

On the first floor, this charming traditional flat features original floorboards, ornate cornicing and a period fireplace. As you step inside, a generous hallway showcases Victorian proportions and high ceilings which continue throughout this lovely home and draws you into immaculately presented interiors that exude elegance and warmth. The heart of the home is the south-facing sitting, dining room and kitchen, where natural light pours through a large casement window. This inviting space is perfect for relaxing or entertaining. Tucked into a large alcove to the rear of the space is the sleek gloss kitchen which boasts ample storage and a full complement of fully integrated appliances, providing both functionality and style. A large walk-in cupboard provides versatile storage solutions. Positioned to the front of the property, is an impressive main bedroom, boasting a period fireplace and cornicing, all enhanced by rich, dark blue decor. A further two bedrooms enjoy the south-facing aspect, one is an elegant double and the large single boasts a space saving platform double bed. Finally, a stylish bathroom featuring a Japanese-style bathtub with shower completes this stunning home.



Home Report Value - £320,000







Stunning
traditional
1st Floor flat





Property Summary



- Traditional first floor flat, boasting exceptional proportions
- South-facing sitting, dining room & kitchen
- Sleek modern kitchen
- Two appealing double bedrooms
- Single bedroom with a platform double bed
- Stylish three-piece bathroom with 'Japanese' bathtub
- Gas central heating & double glazing
- Well-maintained shared rear garden
- On-street parking: Metered & Permit (Zone N7)
- EPC Rating - C | Council Tax band - C

Let us help you find your next
dream property!



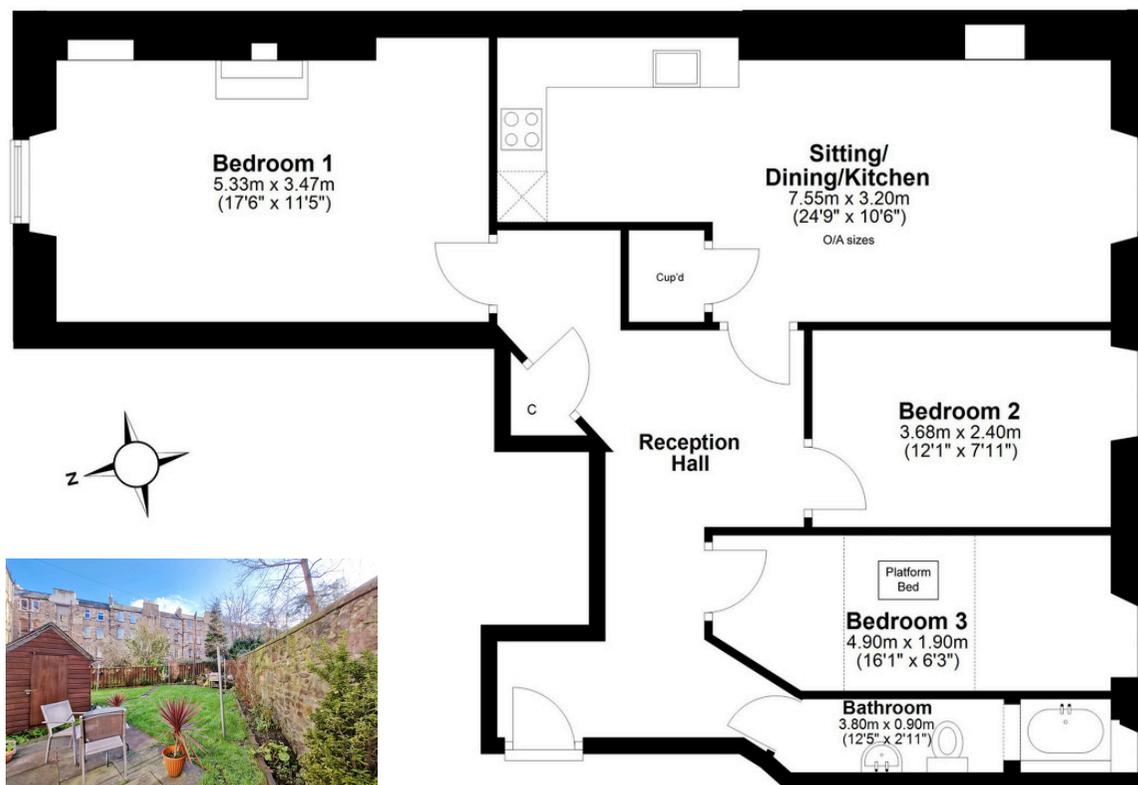
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First Floor

Approx. 82.1 sq. metres (883.7 sq. feet)



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Location

Dalmeny Street, is one of the many streets that link Leith Walk and Easter Road. No. 10 is next to Leith Walk. Leith itself is a vibrant, eclectic area, and a popular central location for commuters to the city centre or down to the Scottish Office and the vibrant Shore district. There is a wide range of amenities, with independent retailers and a choice of eclectic bars, cafes and restaurants. An abundance of entertainment is all within easy reach, with the city's theatres, museums and the Edinburgh International Festival. Public transport is well catered for with regular bus and the tram services, which can take you to the Gyle business park and Edinburgh International airport. Waverley Station can be easily reached by foot.



DALMENY STREET PARK