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11/2, Dickson Street, Edinburgh, EH6 8RJ

Light & Well-Presented, Three-Bedroom, Dual-Aspect, Ground-Floor Apartment

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Property Description

Light and well-presented, three-bedroom, dual-aspect ground-floor apartment forming part of an established residential development. Set on a quiet side street in the popular Leith area, to the north of Edinburgh city centre.

Comprises: an entrance hallway, living/dining room and kitchen, three flexible bedrooms, and a family bathroom.

Featuring a modern fitted kitchen with appliances, a generous bathroom, double glazing and gas central heating. Additionally, it features contemporary flooring, a secure main door entry system, and a private patio garden to the front.

The development includes a well-maintained shared garden to the rear and ample zoned parking to the front and surrounding streets.

Ideal for investors and landlords, the property benefits from a current HMO licence, held continuously for the past 19 years.

All furniture is available for inclusion in the sale.

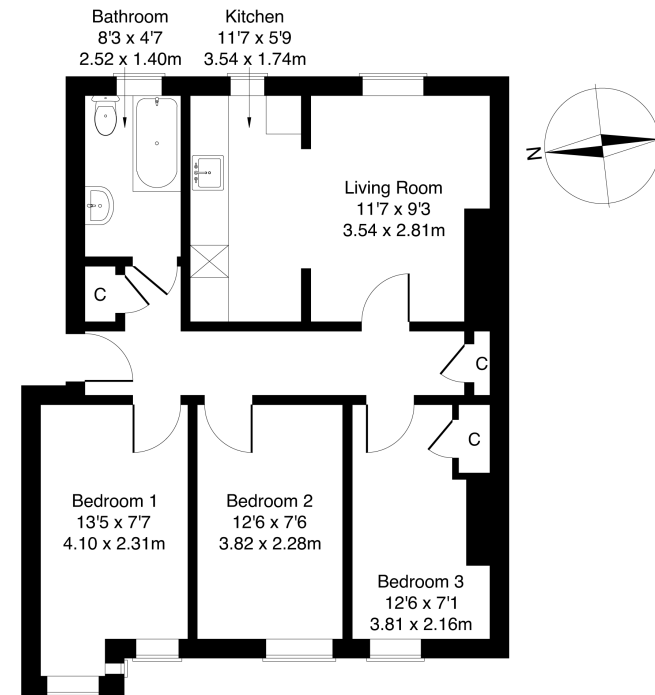
The entrance hall provides access to all rooms within the property and benefits from a convenient built-in storage cupboard positioned to the left, ideal for everyday essentials. Set to the rear, the living room is a bright and welcoming space, featuring soft carpeted flooring, a central light fitting and a large window that fills the room with natural light. There is ample space for both lounge and dining furniture, making it a versatile area for relaxing or entertaining. Open plan to this space, the fitted kitchen is well-appointed with tiled flooring, stone-effect worktops, a tiled splashback, a central light fitting and a sink with drainer. Appliances include a fridge/freezer, washing machine, dishwasher, oven and a gas hob with canopy extractor.

Positioned to the front, the principal bedroom is well-proportioned and comfortably accommodates a double bed alongside additional furnishings, with carpeted flooring and a central light fitting enhancing the space. Two further bedrooms are also carpeted, offering flexibility for use as guest rooms, a home office or additional storage, with bedroom three further benefiting from a built-in cupboard. An additional storage cupboard is located off the hallway. Completing the property, the bathroom is fitted with a three-piece suite and includes tiled flooring, a tiled splashback, a central light fitting and a ladder-style radiator.



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Approximate Gross Internal Area: (614 sq ft - 57 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leith is a vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and multi-

cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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