



92 Dickson Street,  
Edinburgh, EH6 8QQ



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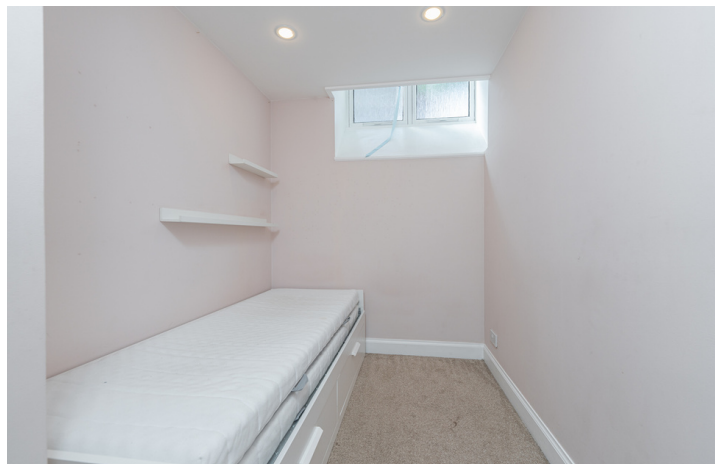
Providing well-presented accommodation over the ground and lower ground floors is this spacious main door maisonette flat. Forming part of a traditional tenement building, the property has been converted from a former shop and is located in the sought after Leith area of Edinburgh. With gas central heating and double glazing, the flat would make an excellent first time buyer and therefore early viewing is essential.

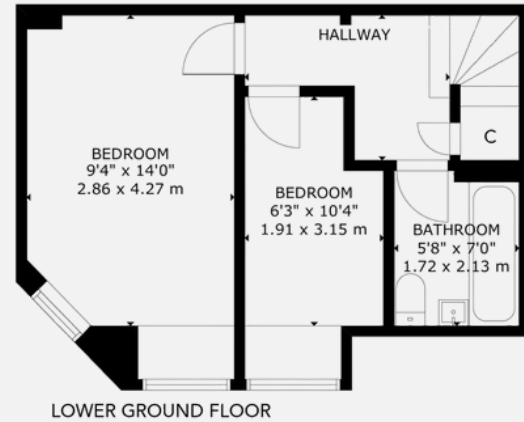
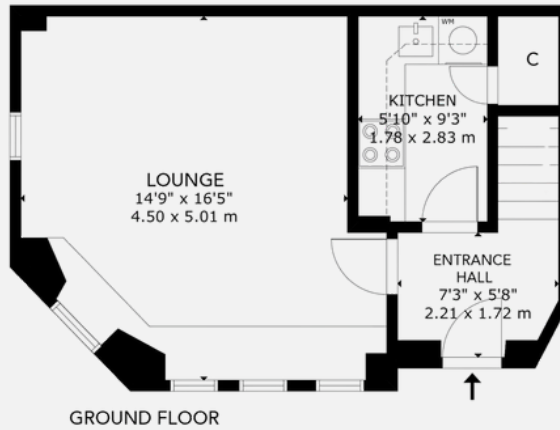
The accommodation includes a bright and welcoming entrance hallway providing access to the lounge and kitchen. The bright lounge has windows overlooking the front, corner window and a porthole window to the side. The kitchen has storage cupboard and is fitted with a range of modern base and wall units with the electric hob, oven, washer/dryer and fridge to remain.

A carpeted staircase leads to the lower ground hall with understairs storage cupboard. There are two bedrooms, both with high level windows. Completing the accommodation is the bathroom fitted with a three piece white suite with shower over the bath.

## Area Description

Leith has rapidly become one of the most exciting areas of Edinburgh to live. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to Easter Road, the city centre, and has a truly impressive range of independent shops and outlets. The nearby Ocean Terminal provides further shopping opportunities, along with a large cinema, member's gym and restaurants. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the Edinburgh Tram line Balfour Street stop is within easy walking distance and links the area to Newhaven, the city centre and the Airport. The open green spaces of Dalmeny Park, Lochend Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.





## Accommodation

|                   |                                     |
|-------------------|-------------------------------------|
| <b>Lounge:</b>    | <b>4.5m x 5m (14'9" x 16'5")</b>    |
| <b>Kitchen:</b>   | <b>1.78m x 2.82m (5'10" x 9'3")</b> |
| <b>Bedrom 1:</b>  | <b>2.84m x 4.27m (9'4" x 14')</b>   |
| <b>Bedroom 2:</b> | <b>1.9m x 3.15m (6'3" x 10'4")</b>  |
| <b>Bathroom:</b>  | <b>1.73m x 2.13m (5'8" x 7')</b>    |

### Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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### Agent's Note

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