



14/7 Dalmeny Street

LEITH | EDINBURGH | EH6 8RA



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14/7 Dalmeny Street is a beautifully presented one-bedroom top floor flat forming part of a traditional tenement just moments from the vibrant amenities of Leith Walk. Finished to an exceptional standard throughout, the property combines period character with modern comfort, featuring impressive high ceilings, ornate cornicing, and double-glazed sash and case windows.

The spacious accommodation includes a bright living area, a generous breakfasting kitchen, and a versatile box room currently utilised as a home office. The property also enjoys an enviable location directly beside a tram stop, providing swift and convenient access to Edinburgh City Centre and Newhaven. Offering stylish, move-in-ready accommodation in a highly sought-after location, this outstanding flat is ideally suited to first-time buyers, professionals, or investors alike.

- Entrance hall with corner storage cupboard
- Bright sitting room with fireplace, double glazed sash and case window, ornate cornices and Edinburgh Press.
- Breakfasting kitchen with fitted wall and base units, large walk-in pantry with storage cupboards, gas range style cooker, window seat with views out to communal garden
- Double bedroom with double glazed sash windows and views out to communal garden
- Modern bathroom with WC, sink and shower over bath
- Gas Central Heating
- Communal rear garden
- Permit Holders Parking and Pay and Display
- Great location, with tram stop at end of street just a minute's walk away
- Standard fixtures and fittings are included in the sale, and whilst believed to be in reasonable working order, are strictly "sold as seen".

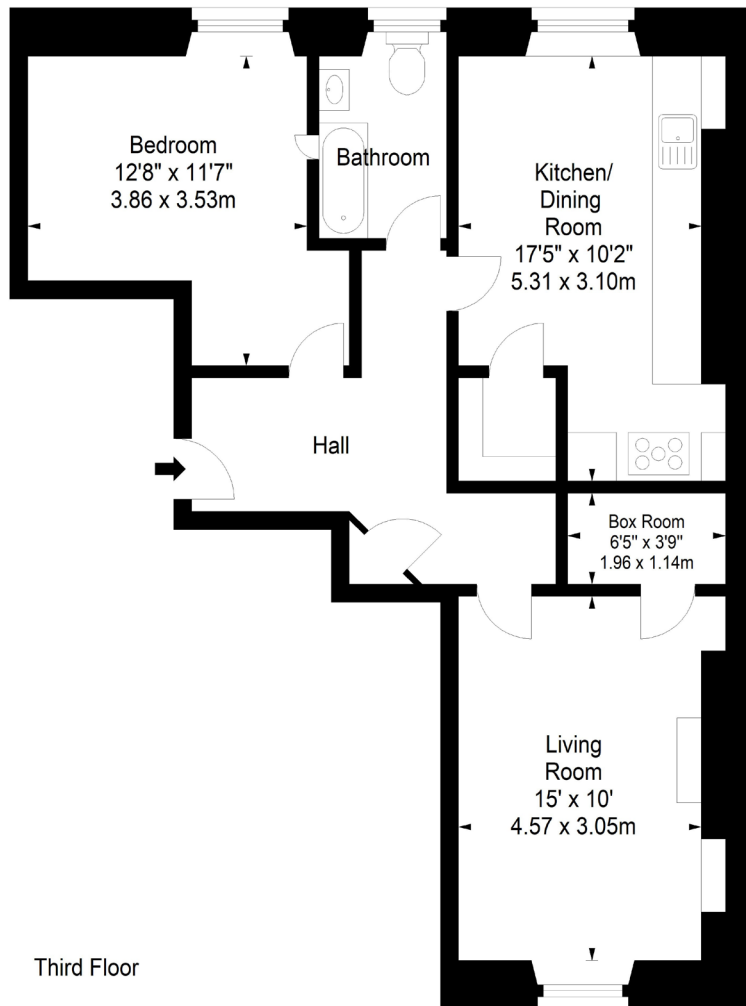




**Dalmeny Street,
Edinburgh,
Midlothian, EH6 8RA**

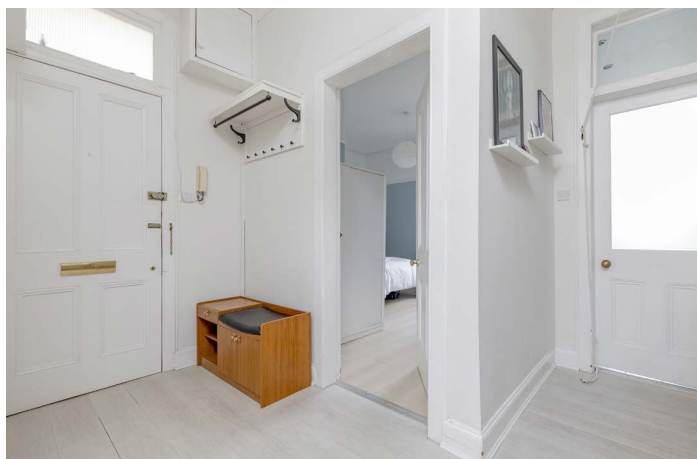


Approx. Gross Internal Area
702 Sq Ft - 65.22 Sq M
For identification only. Not to scale.
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Location

Dalmeny Street is in the popular Leith district on the east side of Edinburgh, just over a mile from Princes Street. This convenient location offers easy access to a wide range of amenities, including popular restaurants, bistros and bars. Princes Street, St James Quarter, the Omni Centre and Edinburgh Playhouse are all within walking distance. Local shops on nearby Leith Walk, cater for everyday needs, while the vibrant Shore area, Ocean Terminal and Meadowbank Retail Park provide a wider choice of shopping and leisure options. The open spaces of Leith Links, Calton Hill and the Water of Leith Walkway and Cycle Path are ideal for walks, as are Arthur's Seat and the Royal Mile. Good schooling is available locally at all levels, with easy access to Edinburgh's universities. Regular buses serve the city centre and surrounding areas, while the City Bypass is easily reached by car, providing quick links to East Lothian, the main motorway network, Edinburgh Airport and the Forth Road Bridge. For commuters, Waverley Train Station and St Andrew Square Bus Station are nearby, and trams to and from the city are accessible at Balfour Street Tram stop on Leith Walk.



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1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise.
2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2026 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves.
5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.
All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.