Leith

77/2 Dickson Street
EH6 8QH

1 | 1 | D EPC Rating

Ground Floor Flat

FIXED PRICE £175,000

- Hallway
- Living room
- Kitchen
- Bedroom
- Shower room

- Gas central heating
- Double glazing
- Small private front garden
- Communal rear garden
- Zoned on street parking
- Excellent transport links

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321

















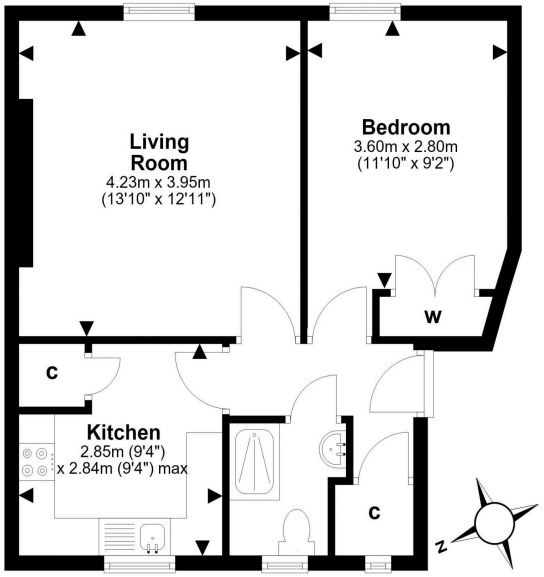




This one bedroomed ground floor flat is situated in the popular Leith area, close to local shops, leisure facilities such as Leith Victoria swim and gym centre and the open spaces of Leith Links. Primary and secondary schools and close by and a variety of bars and cafés. The vibrant Shore area offers a wide range of restaurants, bistros, bars and cafés, while the nearby St James Quarter and Omni Centre provide high street shops, a multi-screen cinema and a gym. Excellent public transport links offer quick and easy access to the city centre and surrounding areas, with the tram running from Newhaven to Edinburgh International Airport.

Accessed via a shared stair, the flat opens to a welcoming hallway with a built-in storage cupboard, Entryphone handset, and the rest of the accommodation off. To the front of the flat is a bright living room with twin windows and an electric powered fireplace within a surround. The modern kitchen is rear facing and features base and wall units, integrated oven with gas hob, fridge freezer, and a handy built in pantry cupboard housing a washing machine. A double bedroom is situated to the front of the flat which has a built-in wardrobe. Completing the accommodation is a rear facing shower room with tiled walls, WC, wash hand basin within a vanity unit, mains powered shower, and a heated towel rail.

Additional benefits include gas central heating, double glazing, zoned on street parking, small private front garden, and a communal rear garden.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

EXTRAS

To include white goods, light fittings, and curtains/blinds. The sofas can be negotiated by separate negotiation. No warranties to be given.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.