

71/1 Dalmeny Street

LEITH, EDINBURGH, EH6 8PW



Two-bedroom ground-floor flat that includes both a large living room and a dining kitchen that enjoys direct access to the communal rear garden



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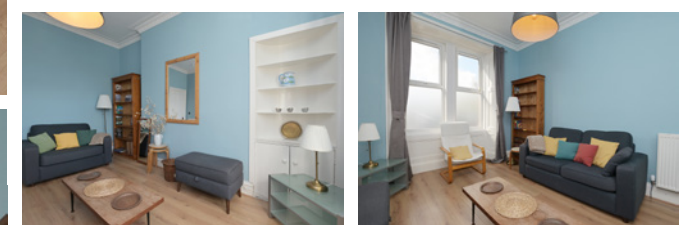


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McEwan Fraser is delighted to present this superb two-bedroom ground-floor flat to the market. The property is offered to the market chain free and in excellent condition. The accommodation includes both a large living room and a dining kitchen that enjoys direct access to the communal rear garden. This would be an outstanding starter flat, and internal viewing is highly recommended.

THE LIVING ROOM



Accommodation is focused on the living room has laminate flooring, coving, excellent levels of natural light and plenty of space for large sofas and supporting furniture.

THE KITCHEN



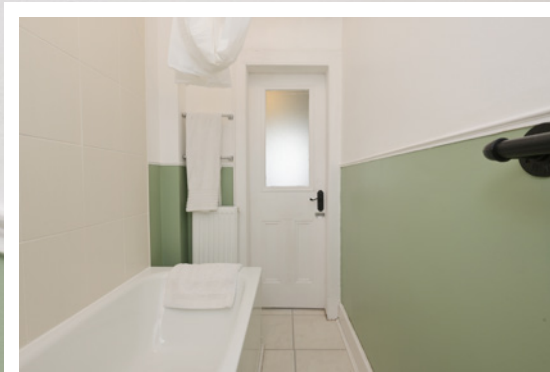
The kitchen has base and wall-mounted units arranged around a freestanding range-style cooker. The units are topped with wooden work surfaces and set against a tiled splashback. The fridge freezer is located in a separate larder and the kitchen has plenty of space for a dining table.





Both bedrooms are bright, neutrally decorated, and finished with laminate flooring. The bathroom completes the accommodation and it enjoys natural light, partial tiling, and a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

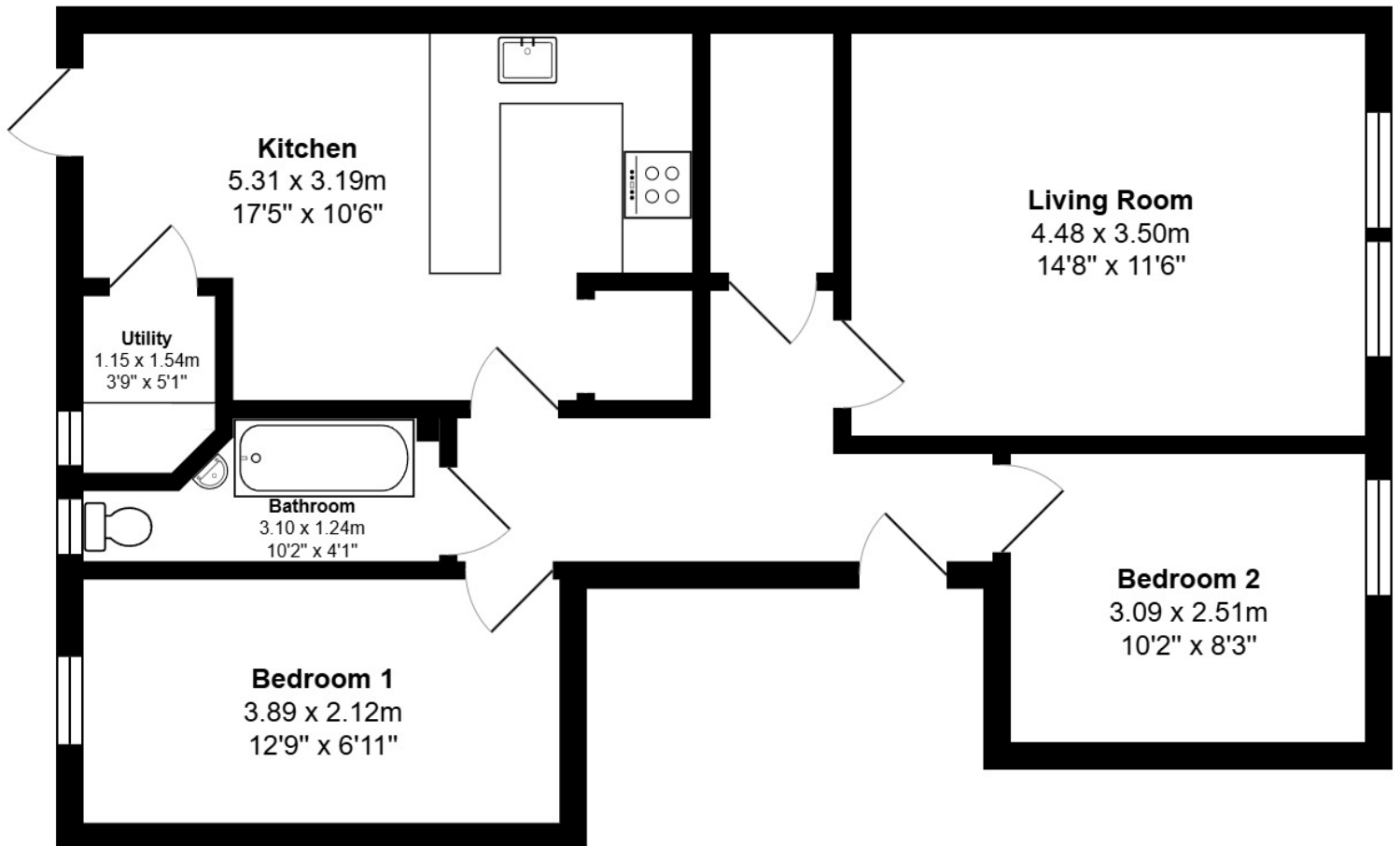


For extra warmth and comfort, the property boasts gas central heating and double glazing.
There is also a secure entry system and residents' permit parking in the area.

EXTERNALS

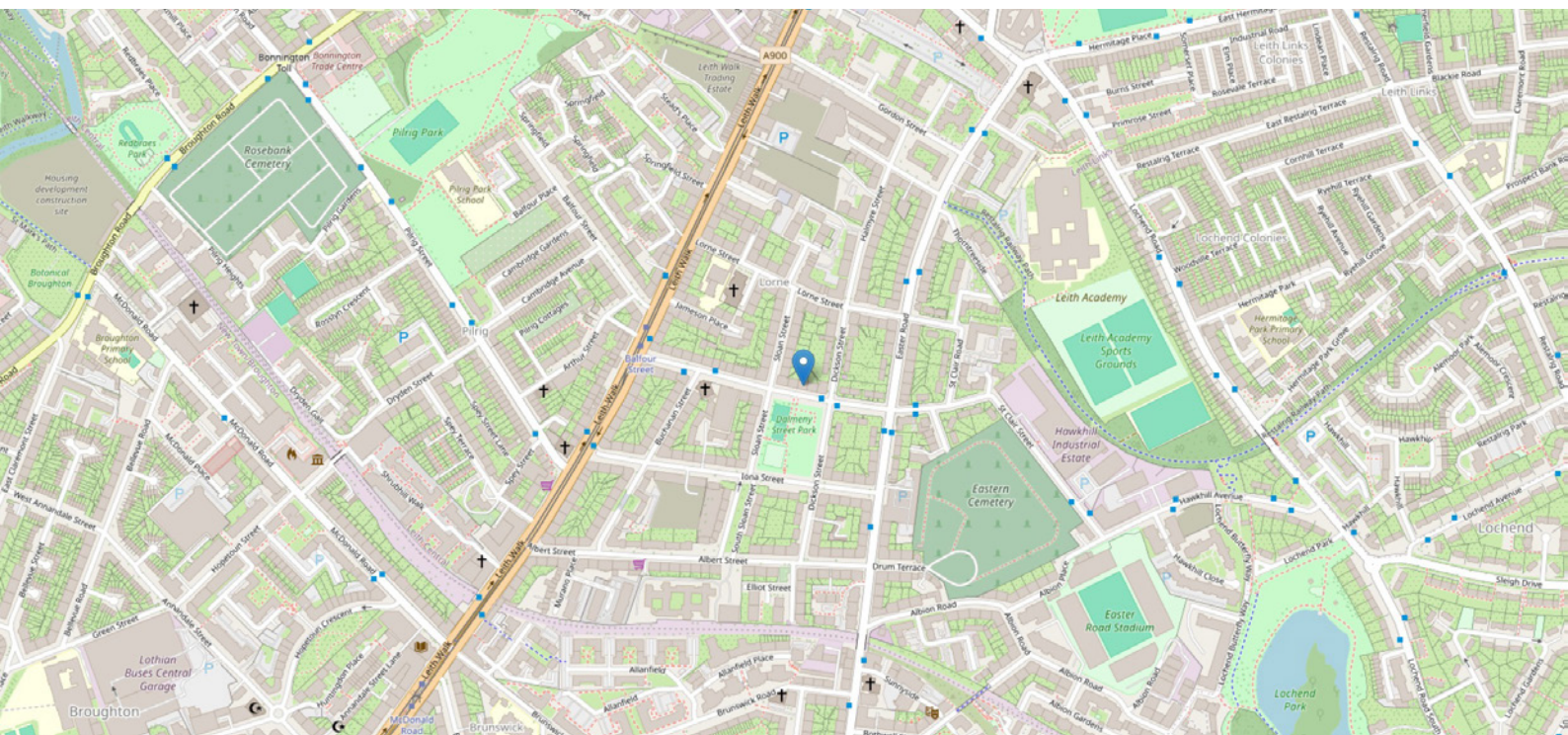


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m² | EPC Rating: C



THE LOCATION

The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith benefits from an excellent public transport system with 24-hour buses and the newly completed tramline with a stop just a few minutes from the apartment, which connects Leith to the city and Edinburgh International Airport.





The area enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, a gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art.



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