



73/1 Dalmeny Street, Edinburgh, EH6 8PW
Offers Over £265,000



GROUND FLOOR 3 Bedroom Traditional Red Sandstone Tenement Apartment with in the PRESTIGIOUS AREA of Leith providing a community based 'village feel' just a short walk to Holyrood Park, and only a 20 minute walk from the iconic city centre of Edinburgh surrounded with all essential amenities including artisan shops, boutiques, bistros and restaurants with stunning walking / running / cycling routes nearby and easy access to Waverley Train Station and the tram to Edinburgh Airport. Accommodation: Hall, living room, breakfast kitchen, 3 bedrooms, and a bathroom. DG. GCH. Communal garden. PERSONAL PROPERTY TOUR available online.



LOCATION

Dalmeny Street is a highly desirable area within Leith in Edinburgh, offering bistros, restaurants, supermarkets, butchers, cheesemongers, bakeries, deli shops with a variety of boutique shops close by, and Dalmeny Park opposite. Meadowbank Sports Centre offers a variety of sporting endeavours such as Gym/Hyrox, Outdoor/Indoor Athletics Tracks, Squash, Cycle Groups and more. With Holyrood Park just a short walk away, it is a wonderful location to enjoy the culture and outdoors. Also conveniently located for Edinburgh University and the Dalmeny Street Drill Hall which hosts university events and arts programs. There are also Schools of choice within the catchment areas, Lorne Primary School, Leith Academy, Pilrig Park School, and Leith Walk Primary School. Locally the transport links provide excellent access to the city centre, the Waverley train station and the tram link is ideal for Edinburgh airport. All of these factors and being located a 20-minute walk from Princes Street truly makes this area an amazing choice for anyone seeking a relaxing and community focused lifestyle.

DIRECTIONS

Please contact agent for further information.

LIVING ROOM

14'9" x 10'9" (4.5m x 3.3m)

BREAKFAST KITCHEN

10'2" x 7'10" (3.1m x 2.4m)

BEDROOM 1

3.9m x 2.2m

BEDROOM 1

12'9" x 7'2" (3.9m x 2.2m)

BEDROOM 2

13'1" x 10'2" (4.0m x 3.1m)

BEDROOM 3

10'2" x 9'2" (3.1m x 2.8m)

BATHROOM

10'2" x 4'3" (3.1m x 1.3m)

GARDEN

To the rear of the property is a terraced patio, and communal garden accessed from the ground floor double-glazed patio doors. The garden is laid to lawn with borders containing an array of established plants, shrubs and trees providing a level of privacy and colour throughout the seasons. Ample space to add garden furniture to relax and enjoy time in the sun.

AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.



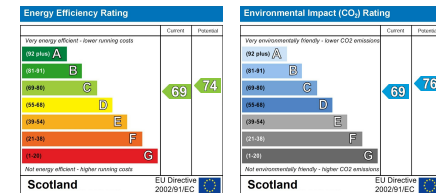
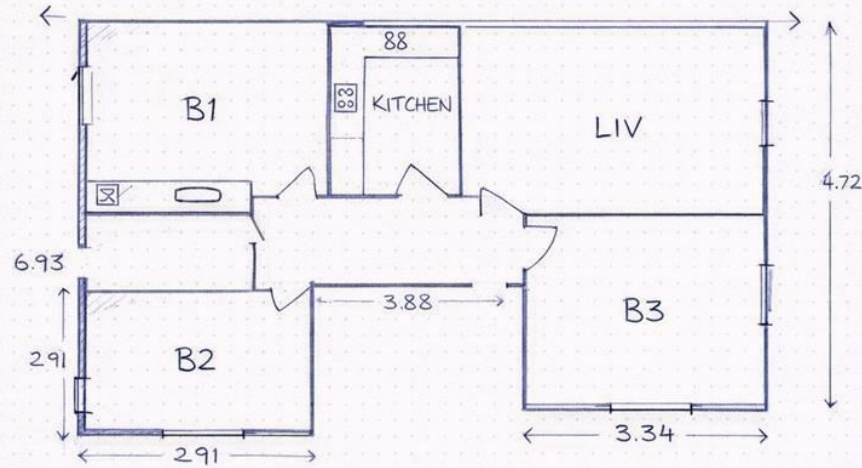


Property Address:

Plans

To include – Floor Plans and Site Plan
Show Damp Reading Locations, Trees, Septic/Fuel Tanks, Other features

73/1 DALMENY STREET
EDINBURGH
EH6 8PW



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