



35/2 Dalmeny Street Leith, Edinburgh EH6 8PG



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Summary

Set on the first floor of a handsome traditional building in highly sought-after Leith, this appealing one-bedroom (plus box room) flat offers a superb city address just a few steps from Leith Walk, with excellent shops, eateries, and a nearby tram stop providing swift links across Edinburgh and to the airport. The flat features modern interiors enhanced by charming original details. It comprises a sunny living room with press shelving, a spacious dining kitchen with fitted units, a southeast-facing double bedroom with built-in storage just outside, and a versatile box room ideal as a study or dressing space. A three-piece shower room with mirrored vanity storage completes the accommodation. Externally, residents enjoy a communal garden and drying area, while the property further benefits from private allocated parking.

Features

- First-floor flat in Leith
- Part of a traditional building
- Situated just off Leith Walk
- Communal stairwell and secure entry
- Modern interiors with lovely period details
- Sunny living room with press shelving
- Dining kitchen with fitted units
- Southeast-facing bedroom with storage
- Versatile box room
- Three-piece shower room
- Communal garden and drying area
- Private allocated parking
- Gas central heating and double glazing

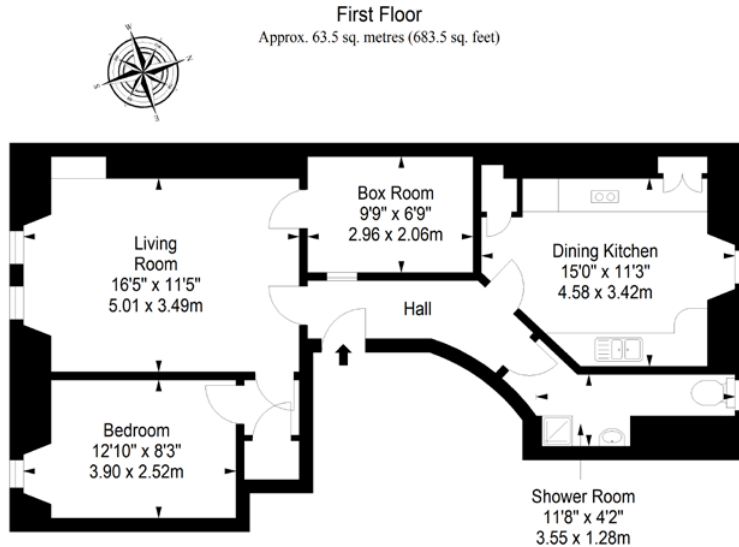








Floorplan



Total area: approx. 63.5 sq. metres (683.5 sq. feet)

EPC Rating - C | Council tax band - B | Home report Value - £230,000

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.



Price & Viewings

Please refer to our website
www.watermans.co.uk

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