



35/4, Dalmeny Street
Leith, Edinburgh
EH6 8PG



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Welcome to a traditional one-bedroom (plus box room) second-floor flat with an enviable location just moments from Leith Walk. Thriving amenities, a lively bar and restaurant scene, and regular bus and tram links are all a mere stroll away, with the heart of the city centre easily reached as well. The home itself is beautifully presented throughout, combining stylish interior design with charming period features and modern finishings. It has a spacious reception room (defined by original details and elevated views of the area's historic architecture), a well-appointed kitchen, and an attractive bathroom with an overhead rainfall shower. Altogether, this property is a superb home that will have huge appeal amongst professionals, couples, and first-time buyers.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, ceramic hob, slimline extractor, and fridge/freezer), a wine fridge, an undercounter dishwasher, and a washing machine to be included in the sale.

Features

- A second-floor city flat in walk-in condition
- Set within a traditional tenement building
- Part of the Leith conservation area
- Attractive décor and wooden floorboards
- Hall with four-panel timber doors
- South-facing living/dining room
- Modern, Shaker-inspired kitchen
- Large double bedroom with storage
- Versatile study/box room for creative use
- Quality bathroom with three-piece suite
- Communal rear garden
- Controlled permit parking (Zone N7)
- Gas central heating and sash windows

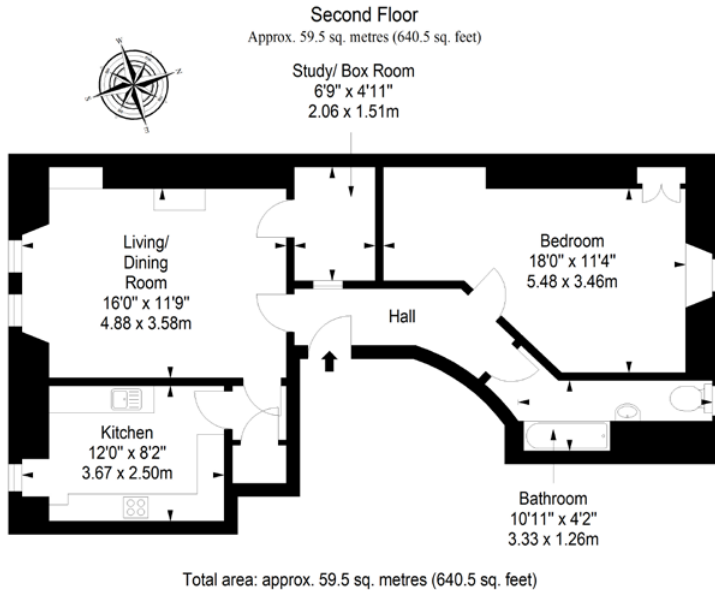








Floorplan



EPC Rating - C | Council tax band - B | Home report Value - £235,000



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Price & Viewings

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www.watermans.co.uk

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