

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**47 Dalmeny Street**  
EDINBURGH, EH6 8PQ





# *The Location*



This property is situated in the very heart of Leith and many would consider this area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office.

A few minutes by bus takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

Many would consider Leith to be an independent community, of course, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass.





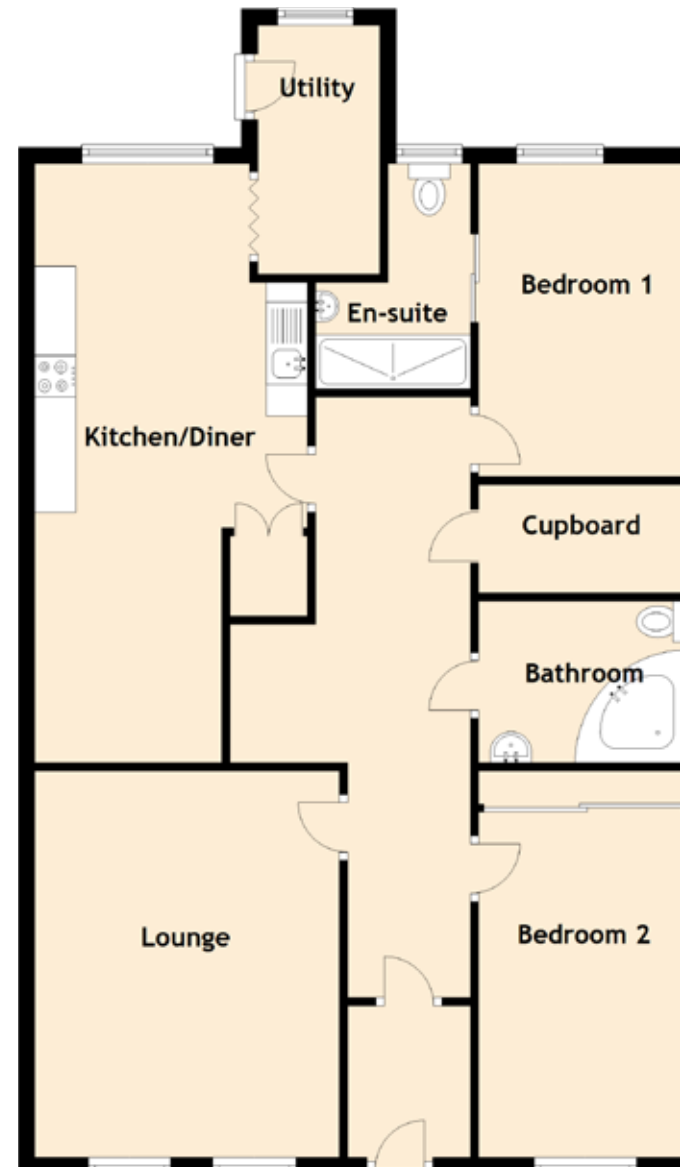
# 47 Dalmeny Street

An excellent opportunity has arisen to acquire this two bedroom ground floor flat, well situated within the Leith area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly comprising; entrance hallway including two large storage cupboards, a bright and spacious lounge including a dual aspect plot as well as beautiful original cornicing, a modern, partially tiled kitchen/dining room benefiting from an integrated ceramic 4 hob/oven, extractor hood and extractor fan, utility room with access to the property's own courtyard, two spacious double bedroom including a storage cupboard With the master having its own en-suite. The fully tiled bathroom, benefiting from an over-head shower, and an extractor fan completes the accommodation on offer.

This property also benefits from its own front and rear door, gas central heating, full double glazing and high ceilings throughout, a courtyard to the rear of the property, accessed via the utility room, as well as more than adequate unrestricted parking to accommodate for residents and visitors alike.





Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	7.27m (23'10") x 3.31m (10'10")
Lounge	4.69m (15'5") x 3.70m (12'2")
Bedroom 1	3.50m (11'6") x 2.54m (8'4")
En-suite	2.73m (8'11") x 1.16m (3'10")
Bedroom 2	4.15m (13'7") x 2.54m (8'4")
Bathroom	2.25m (7'5") x 1.90m (6'3")
Utility	3.02m (9'11") x 1.28m (4'2")

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>  
EPC Rating: D



CITY PROPERTY



LOCAL AMENITIES



BUS LINKS



PLACES TO EAT



NEAR BARS



LEISURE FACILITIES





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