

3F3 6 Dickson Street

LEITH, EDINBURGH, EH6 8RL



TRADITIONAL ONE-BEDROOM TENEMENT
FLAT IN SOUGHT-AFTER LEITH



0131 524 9797

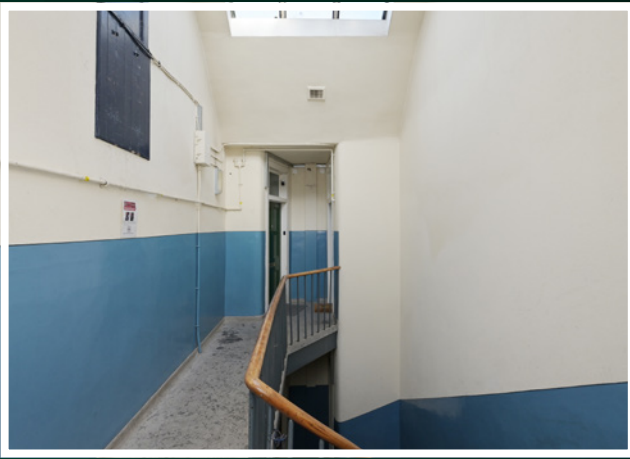


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McEwan Fraser is delighted to present this top-floor one-bedroom flat which forms part of a traditional tenement in sought-after Leith. The property is neutrally decorated and presented to the market in excellent condition making it an ideal first-time buy or sound buy-to-let investment. Features include double glazing, a secure entry system, and a communal rear garden.



The internal accommodation is focused on the generous living room which is neutrally decorated, carpeted, and enjoys elevated views with excellent levels of natural light. The kitchen open plan to the living room and boasts a good range of base and wall-mounted units. The fridge, freezer, washer/dryer and the wardrobes in the bedroom are included in the sale.



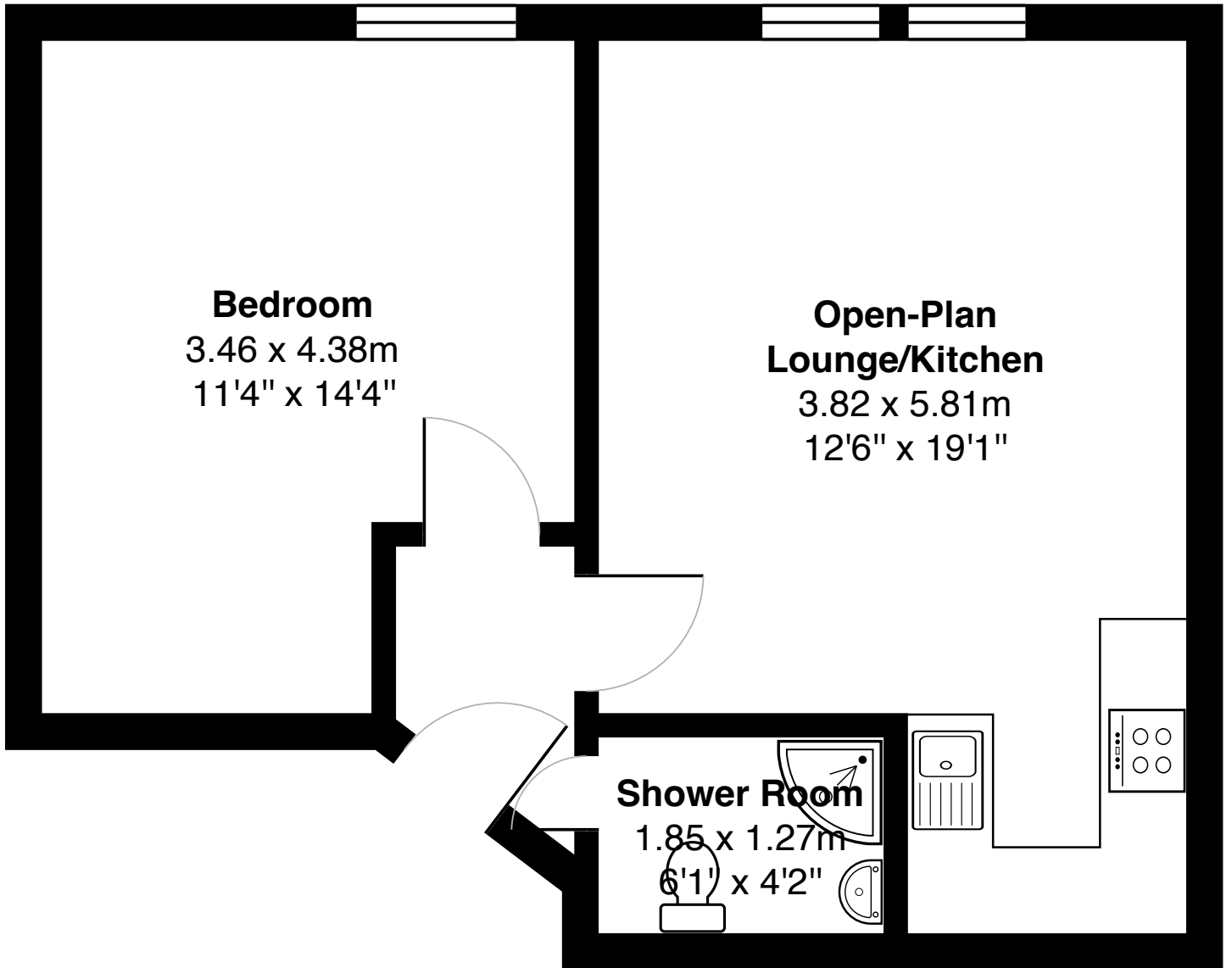




The double bedroom has excellent proportions and plenty of space for a full suite of free-standing bedroom furniture. The accommodation is completed by a partially tiled shower room that is finished with a white suite.







Gross internal floor area (m²): 40m²

EPC Rating: E



Externally there is a communal rear garden and permit parking on the street. Early viewing of this lovely flat is essential to fully appreciate both the proportions and quality on offer within.

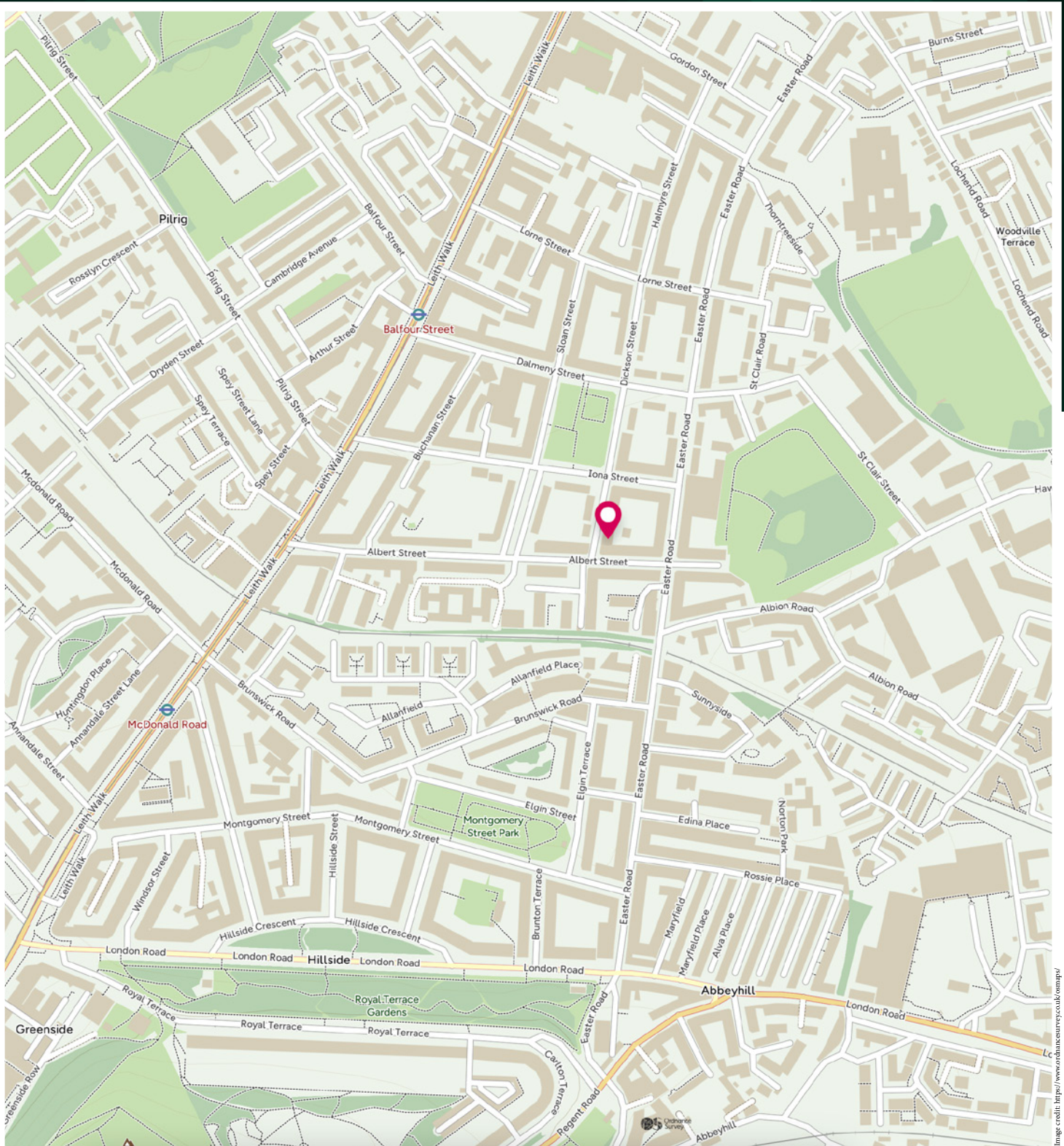




Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.



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