




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

34/5 Dickson Street
EDINBURGH, EH6 8RR



LOCATION LEITH

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Many would consider Edinburgh's Leith 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 walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found. Leith is an established, independent community, 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. In addition, Leith has a vast array of amenities with several surgeries and a choice of dentists.

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. From here, it is a simple matter of a twenty-minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. 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. Leith also has its own primary and secondary schools, the Academy being a community high school with access to adults during the day and evenings.





34/5 DICKSON STREET

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McEwan Fraser Legal are delighted to present to the market this stone-built Victorian traditional tenement building, in a highly sought after pocket of Edinburgh. This is a one-bedroom flat which is presented in a move-in condition whilst being well maintained by the current owner

On entering this property, you walk into a welcoming hallway which provides access to all rooms. The lounge is spacious and offers excellent variety for furniture arrangements along with great storage, the kitchen is internal and comes with plenty of storage. There is one well-proportioned bedroom which has the flexibility for a variety of furniture arrangements. There is a three-piece bathroom also fitted which is in great order.

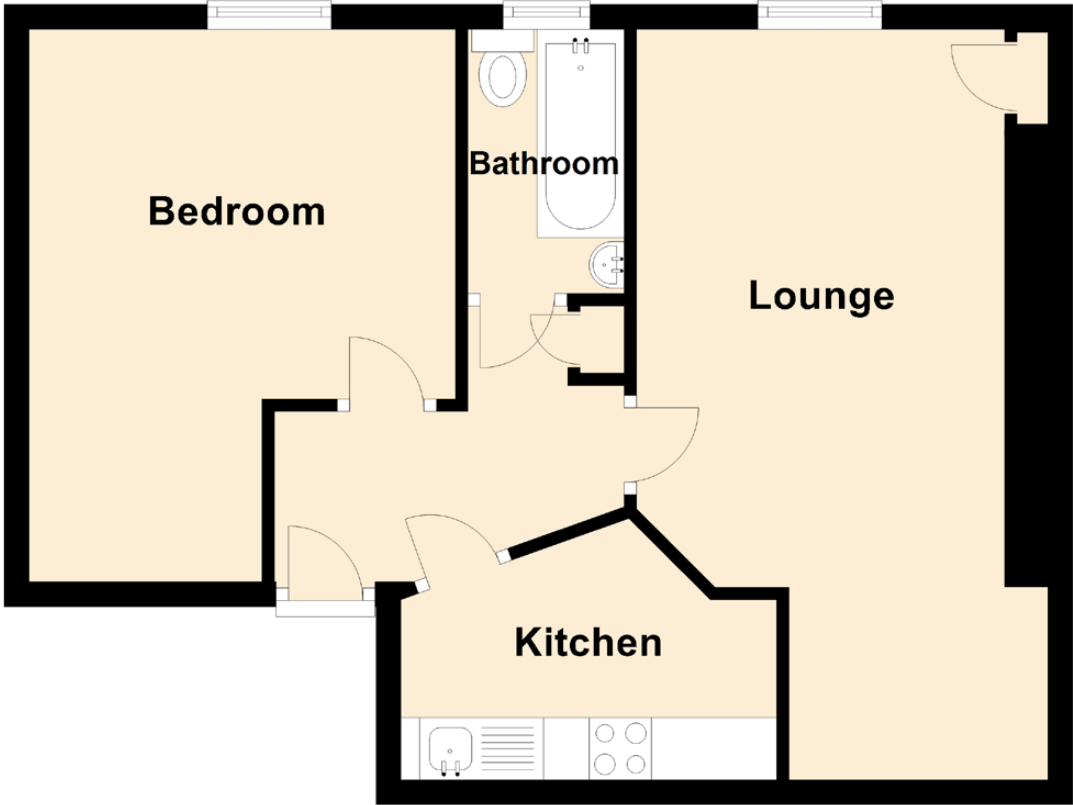
The property benefits from having double glazed windows however with gas combination boiler. There is also ample on-street parking in the area which has plenty of spaces for residents and visitors alike.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.05m (19'10") x 3.32m (10'11")
Kitchen	3.03m (9'11") x 1.36m (4'6")
Bedroom	4.40m (14'5") x 3.44m (11'3")
Bathroom	2.13m (7') x 1.26m (4'2")

Gross internal floor area (m²): 47m² | EPC Rating: C

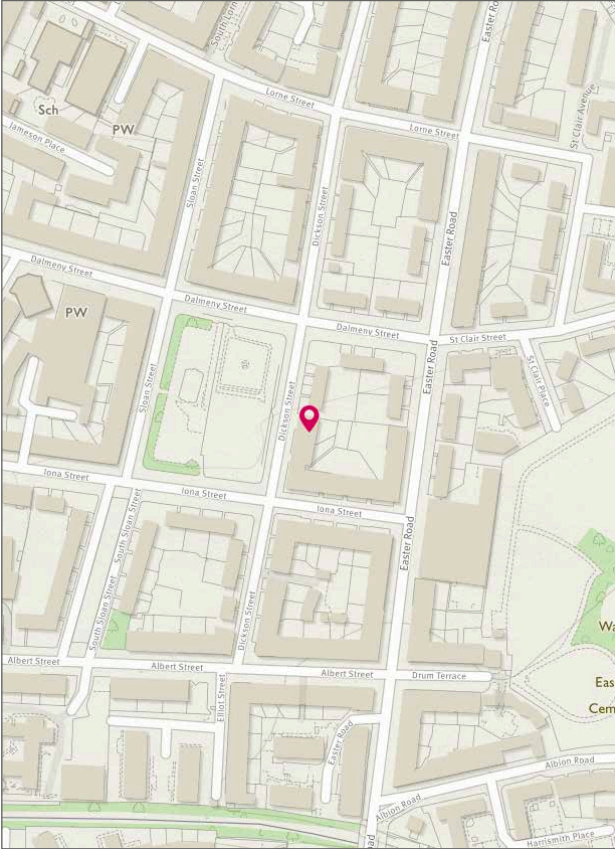


Image credit: <https://www.outdoorlive.co.uk/compas/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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