

79/6 Dickson Street

LEITH, EDINBURGH, EH6 8QH



GENEROUSLY PROPORTIONED ONE BEDROOM TOP FLOOR FLAT
IN EDINBURGH'S POPULAR AREA OF LEITH. CLOSE TO CAFES,
TRANSPORT AND THE SHORE – THIS IS CITY LIVING MADE EASY



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McEwan Fraser Legal is delighted to present this one-bedroom top-floor flat in the heart of Edinburgh's sought-after area of Leith.

Inside, the property comprises a generously proportioned living/dining room, which offers various possibilities for furniture arrangements.





There is a fully equipped kitchen with gas hob, fan oven and free-standing white goods. The kitchen faces the rear of the property and is flooded with natural light.





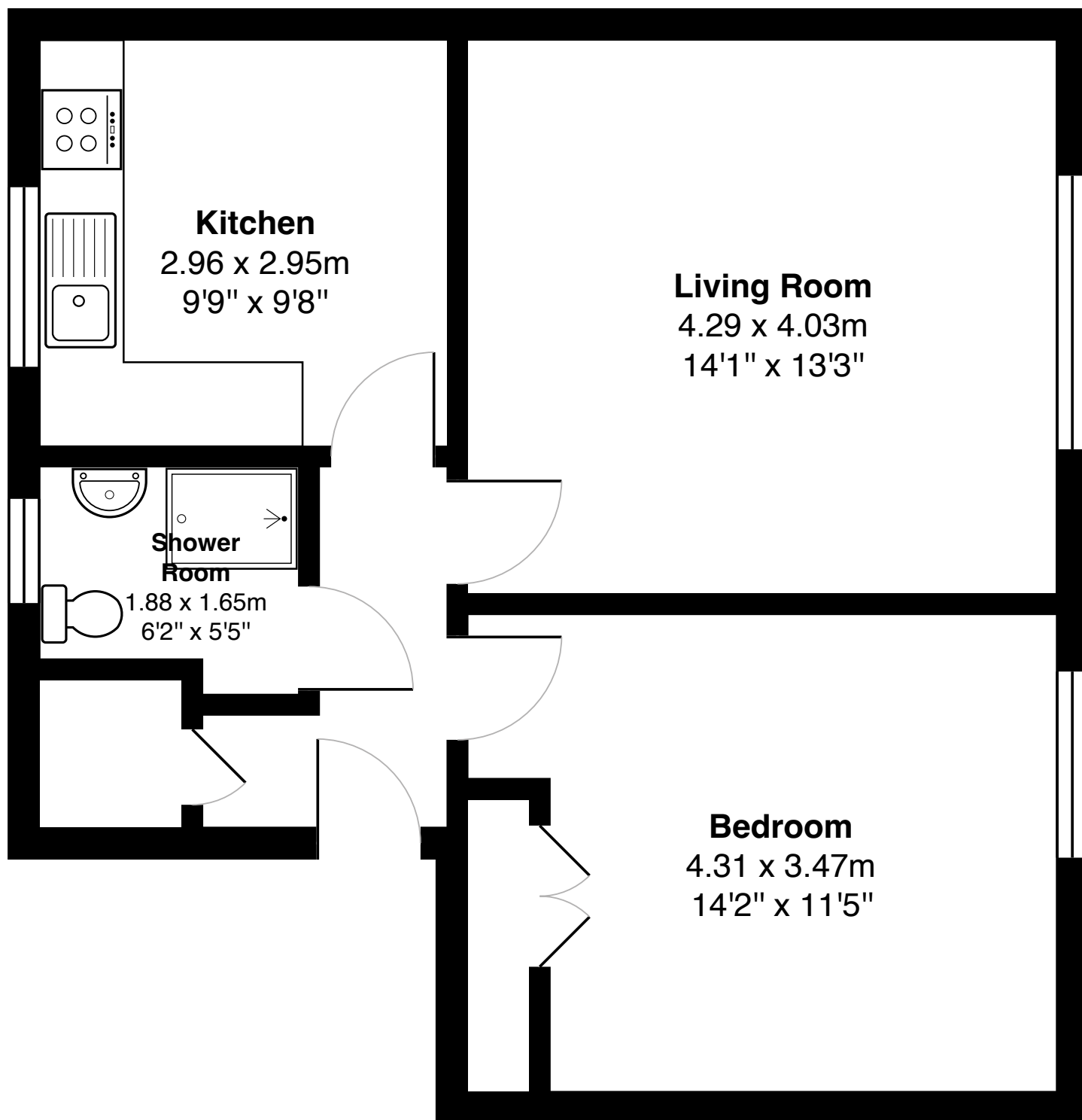
There is one double bedroom in the property which has ample space for a bed and free-standing storage options.





The bathroom is fitted with a white three-piece suite and is in good condition.





Gross internal floor area (m²): 49m²

EPC Rating: C



In addition to this, the property includes on-street permit parking, double-glazed windows, and benefits from gas central heating, making for a cosy, cost-effective home year-round, ideal for a first-time buyer or buy-to-let investor.



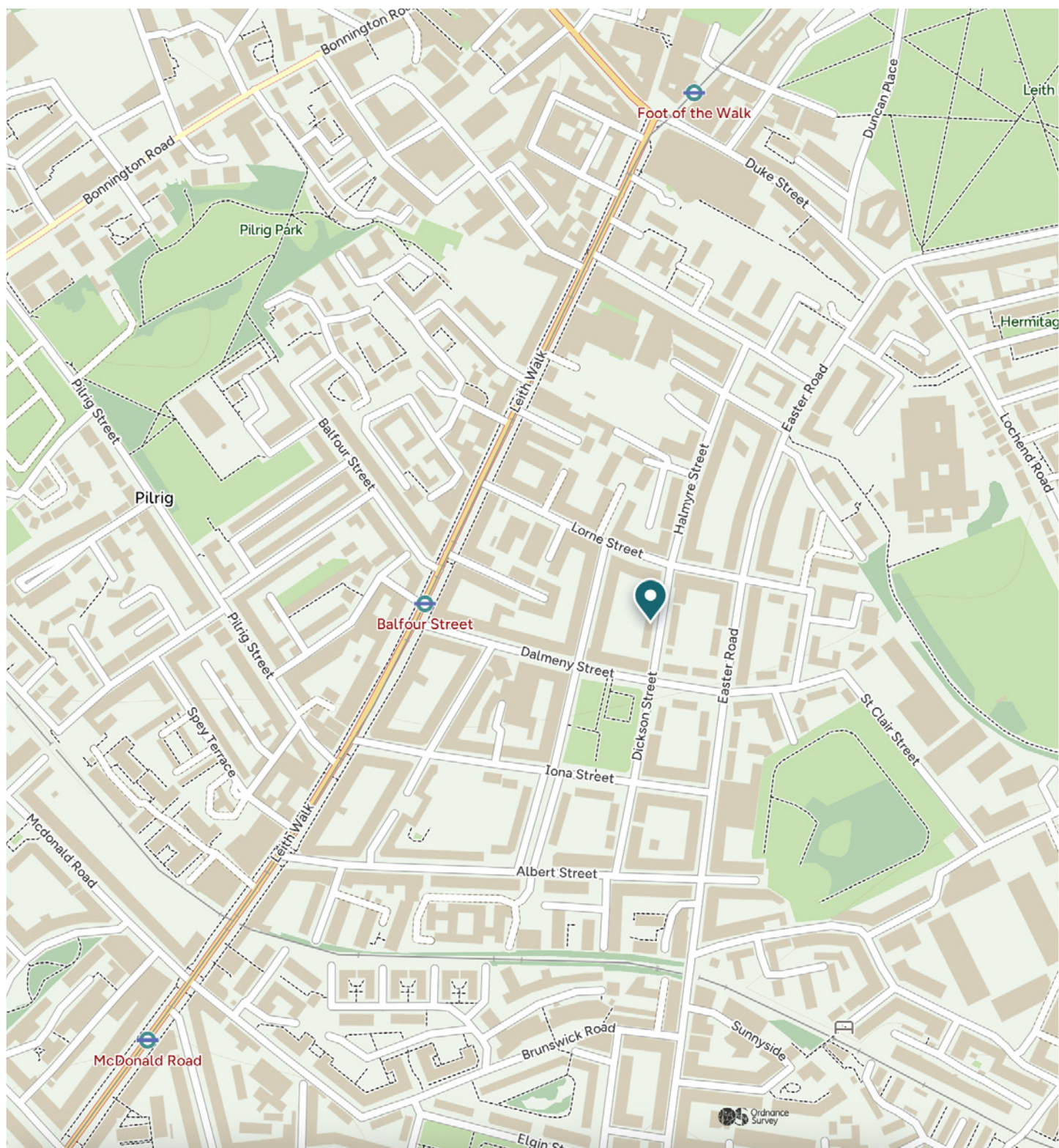


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions 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.

The Location



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Exchange
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Text and description
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