



1F1, 16 Dickson Street, Leith, Edinburgh, EH6 8RN

Bright & Immaculately Presented, One Bedroom, First Floor Flat

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Property Description

Bright and immaculately presented, fully refurbished, one-bedroom, rear-set, first-floor flat. Set in a traditional stone-built tenement, located in Leith, to the northeast of Edinburgh city centre.

Comprises an entrance hall, open plan living room/kitchen, double bedroom and shower room.

Fully refurbished throughout, features include a newly fitted kitchen with appliances, a new shower room, fresh décor and flooring, uPVC double glazed windows, and a secure entry system.

Externally, there is a shared garden to the rear, with ample unrestricted on-street parking to the front and in the surrounding areas.

Access is gained to the flat via the entrance hall which has wood-effect flooring extending throughout the property, two storage cupboards and the secure entry handset. The bright open plan living room/kitchen features recessed shelving, pendant lighting and a recessed window offering natural light, along with a breakfast bar looking over the rear garden.

The kitchen is fitted with modern high gloss wall and base units, stone effect worktops, tile splashbacks and a stainless steel sink. Appliances include a recently installed integrated induction hob, electric oven, and a freestanding fridge and washing machine.

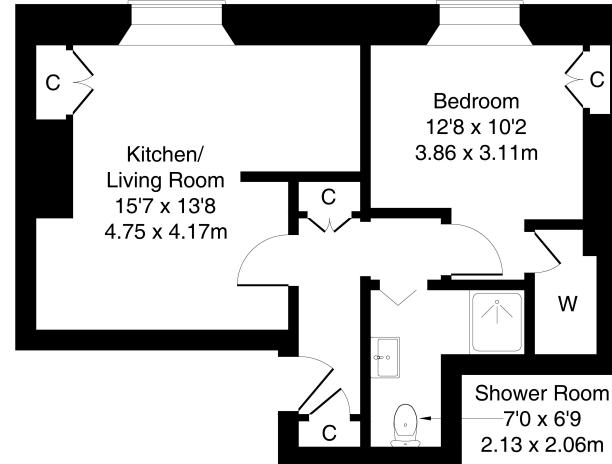
The well-proportioned double bedroom has a recessed window, a small storage cupboard and a walk-in wardrobe; whilst the stylish, newly installed shower room is fitted with tiled splash walls, a modern-piece suite with an electric shower set and a chromed ladder-style radiator.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (431 sq ft - 40 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leith is a renowned and historic port area of Edinburgh, and is a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high-street names, restaurants,

gyms, and multi-screen cinemas. There are numerous public parks and squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, with the new tram extension expected to complete in 2023.





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