

Solicitors & Estate Agents

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■ MACRAE
■ FLETT &
■ RENNIE

EASTER ROAD

90 (1F3) DICKSON STREET, EDINBURGH, EH6 8QQ



- Spacious first floor flat
- Entrance hall
- Livingroom
- Kitchen
- Double bedroom
- Boxroom
- Bathroom
- Entryphone security system
- Shared garden/drying green
- Now requiring upgrading



OFFERS AROUND £120,000

The property for sale is a spacious first floor flat situated in a traditional tenement. Now requiring some upgrading but offering excellent potential.

Dickson Street runs between Albert Street and Lorne Street, and number 90 is situated in the block close to the corner of Halmyre Street. A bustling area on the eastern fringes of the City Centre there is a wide range of amenities virtually on the doorstep. There is a good range of local shops on Easter Road and Leith Walk. The St James Centre and Ocean Terminal are both only a short distance away. Many recreational facilities can be found close by with Leith Links, Leith Water World and Victoria Baths. Leith Walk and The Shore area of Leith also offers access to many well known restaurants and bars as well as The Royal Yacht Britannia. The property is well served by public transport which offers easy access to the City Centre and beyond.

ENTRANCE HALL

High level access to meters and fuses. Entryphone handset. Plain cornice. Cupboard housing the hot water tank. Fitted carpet.

LIVINGROOM

(16'8 x 11'9)

Spacious room with twin window to the front. Built in cupboards below the window. Shelved alcove. Decorative cornice. Fitted carpet.

KITCHEN

(11'4 x 6'7)

Window to the rear. Ample units with matching worktops. Free standing cooker and fridge/freezer included in the sale together with the washing machine and microwave. Sink with single drainer.



BEDROOM

(16'6 x 11'5 at widest points)

Spacious double bedroom with window to the rear. Fitted carpet. Walk-In wardrobe offering excellent storage. Storage cupboard and shelved press.



BOXROOM

(7'10 x 6'4)

Good sized boxroom accessed off the hall. Fitted carpet

BATHROOM

(7'5 x 4'6)

Window to the rear with frosted glass. Fully tiled bathroom with new white suite, WC. and wash hand basin. White bath with electric instant shower. Ceramic tiled floor. Bathroom cabinet. Shower curtain and rail.



OUTSIDE

There is a shared garden/drying green to the rear of the property.

COUNCIL TAX

Band B. Verification of Council Tax banding can be obtained from City of Edinburgh Council or The Scottish Assessors website www.saa.gov.uk.

VIEWING

Please refer to the ESPC or selling agents website for details of open viewing times (www.espc.com or www.macraeflett.com) or to arrange an appointment please contact the selling agents on 0131 225 5985 or sara@macraeflett.com.

Thinking of selling?

Contact us for an estimate - mail@macraeflett.com or 0131 225 5985.

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