

cameron stephen
& co.



20/3 Dalmeny Street,
Edinburgh
EH6 8RA



1st Floor Flat



accommodation



- Entrance hall
- Sitting room
- Study
- Breakfasting kitchen
- Double bedroom
- Bathroom
- WC



features

- Sanded floors
- Decorative cornice & rose
- Feature fireplace
- Double glazing
- Gas central heating
- Security entryphone
- Communal garden

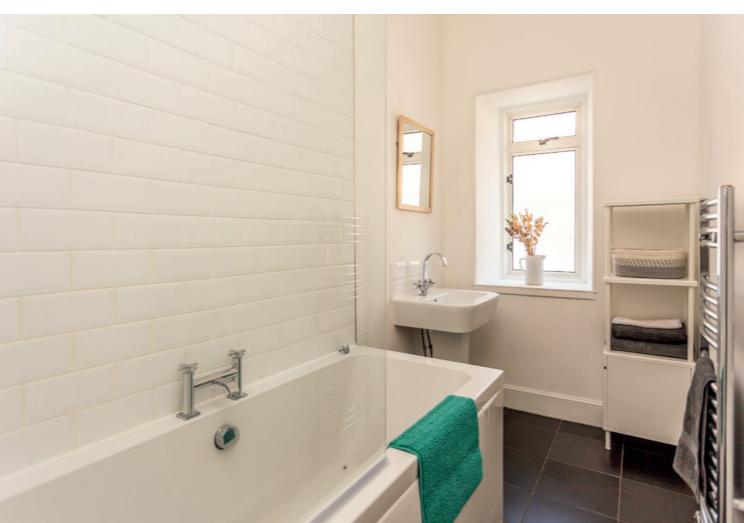
description

Bright and spacious first floor corner flat in a prime residential location, ideal for the tram stop on Leith Walk and the local bus services. There is an abundance of boutique shops, bars, restaurants and coffee shops immediately on hand as well as supermarkets and the high street shops and eateries at the new St James Quarter. The accommodation comprises entrance hall with press cupboard and clothes pulley, bright, corner sitting room with feature fireplace, decorative cornice and ceiling rose and dual aspect. There is also a door to a useful study / box bedroom, stylish breakfasting kitchen with appliances, double bedroom, bathroom with modern white two piece suite with thermostatic shower over the bath ad metro style tiling and a separate WC. Overall this is a superb City Centre apartment which must be viewed to be fully appreciated.

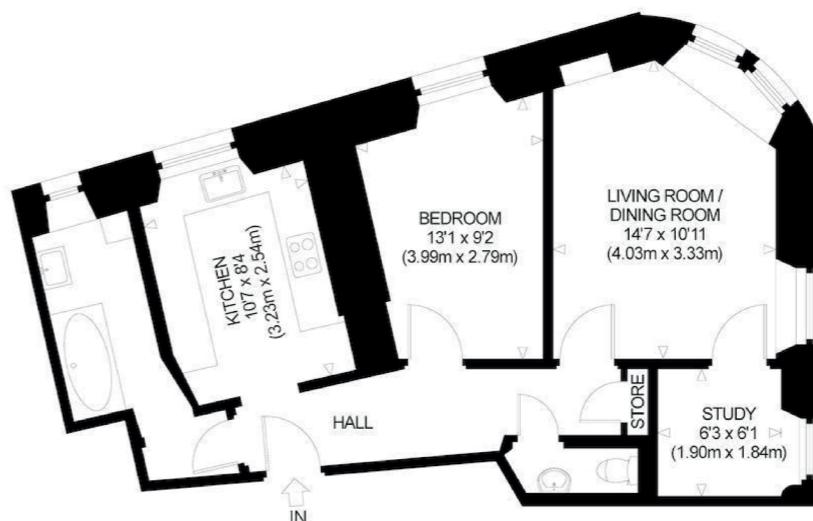


Home Report
Value: £210,000

Items to be included in the sale price:
Ceiling light fittings, curtains, blinds and
kitchen appliances.



First Floor
55.3 sq.m. approx



TOTAL FLOOR AREA : 53.3 sq.m. approx

Whilst every attempt has been made to ensure accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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