



GIBSONKERR
Personal, Family Law & Property

14/2 Dicksonfield

Leith, Edinburgh, EH7 5NE



Property Summary

This stylish ground-floor apartment is a spacious three-bedroom residence, which forms part of a modern development in much sought-after Leith. It has a desirable location just a stone's throw from the thriving amenities and bus and tram links of Leith Walk; plus, it is within easy walking distance of the city centre. The home further boasts attractive interior design and premium finishings, including an on-trend kitchen and two bathrooms. It also has excellent storage and private residents' parking.

Extras: all fitted floor and window coverings, light fittings, integrated five-burner gas hob and oven/grill, freestanding fridge/freezer, dishwasher, and washing machine to be included in the sale.



Features

- A modern ground-floor apartment
- Part of a sought-after development
- Highly desirable setting in Leith
- Near amenities, schools and transport links
- Modern interior design throughout
- Central hall with built-in cloak cupboard
- Elegant living room with a bay window
- Large, ultra-modern dining kitchen
- Three double bedrooms with wardrobes
- Quality 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Well-kept communal garden grounds
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C



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“...A modern ground-floor apartment, part of a sought-after development...”



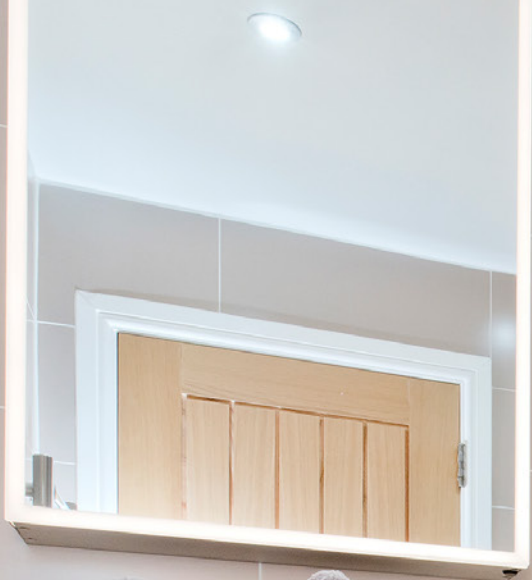




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**“...Three double bedrooms
with wardrobes...”**





Floorplan

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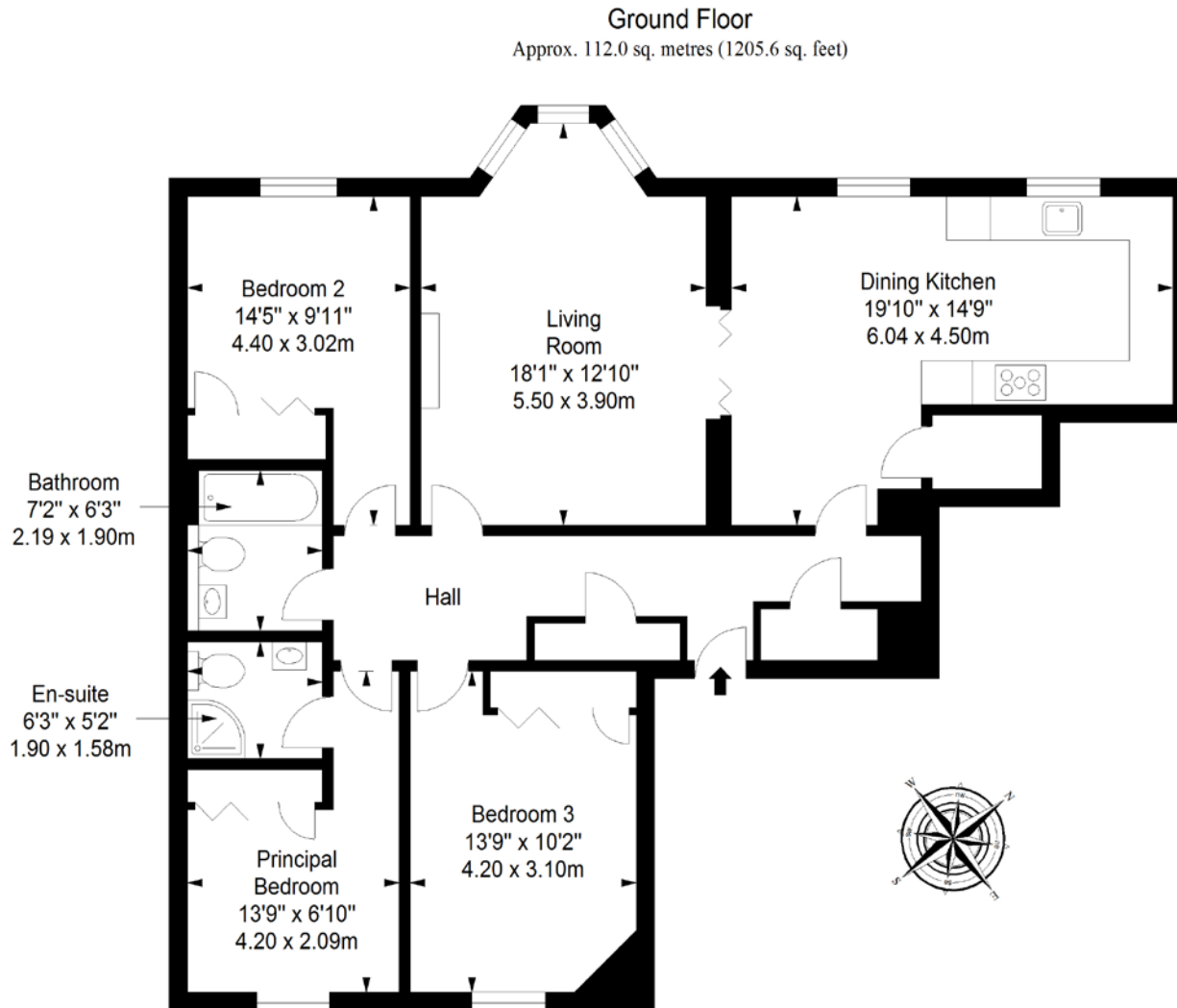
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Total area: approx. 112.0 sq. metres (1205.6 sq. feet)

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.