

88 (flat 9) Duke Street, Leith, Edinburgh, EH6 8HL





### Description

Superb dual-facing third floor flat, of immense appeal benefiting from carefully considered interior specification and forming part of a traditional tenement building. Situated in a highly desirable location, close to award-winning restaurants, and eclectic array of independent shops, pubs and cafes, and regular transport links, including bus and tram links for swift connections to the city centre and airport. This charming city home is presented in beautiful order and represents an ideal property for an individual or couple.

- Welcoming reception hallway
- Charming living/dining room open plan to a sleek kitchen with integrated appliances
- Generous double bedroom with deep fitted storage and west-facing views towards to the City Centre skyline
- Exquisite shower room
- Gas central heating
- Secure entry system
- Shared garden to the rear

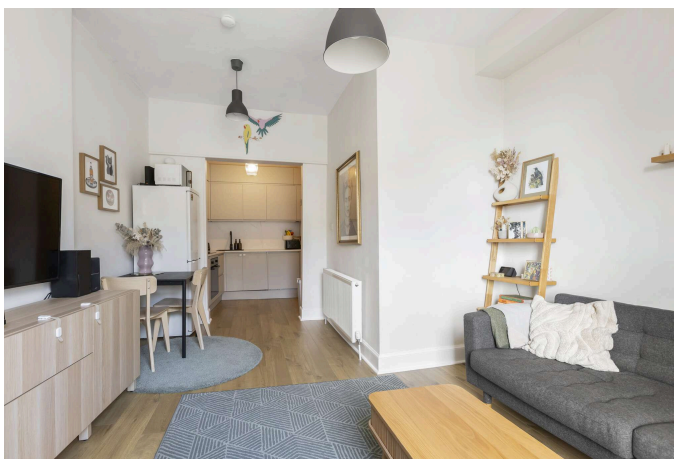
### Extras

The fridge, integrated dishwasher and washing machine, electric fan oven/induction hob and built in wardrobe are included in the sale.

**EPC Rating: C**

### Price and Viewing

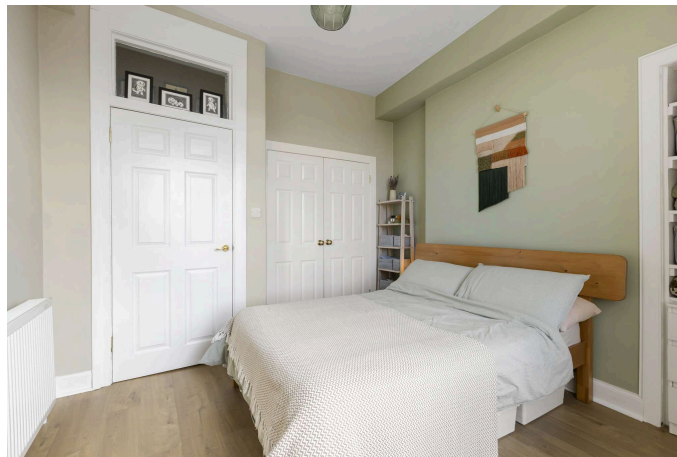
For price and viewing information or further details on this property please contact us on 0131 557 3188.

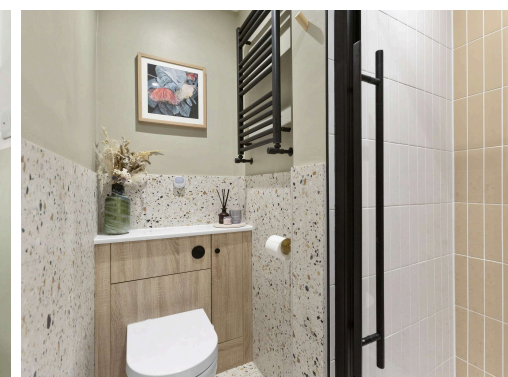
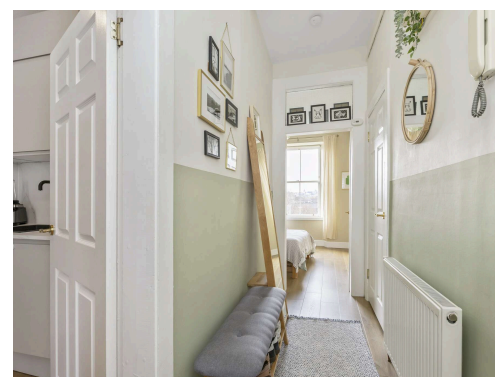
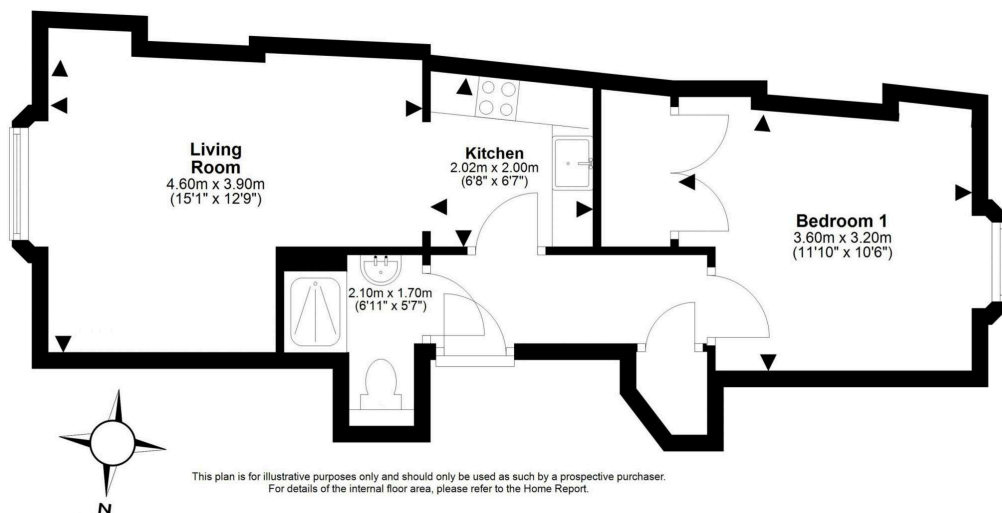




## Location

The vibrant and cosmopolitan area of Leith, named by Timeout as the coolest neighbourhood in the UK in recent years, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. It benefits from an excellent public transport system with 24-hour buses and a tram stop adjacent which connects Leith to the city and to Edinburgh.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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