



**67/1 Duke Street**  
Edinburgh, EH6 8HN

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

Leith Links is an extremely popular residential area situated to the east of Edinburgh. The property is a short distance from the cosmopolitan area of the Shore, which offers a wonderful selection of bars, restaurants and specialist shops. Tesco superstore is nearby. The nearby Ocean Terminal has an excellent range of shops, multi-screen cinema complex and is home to the impressive Royal Yacht Britannia. Further shopping can be carried out in the neighbouring Leith, Meadowbank and Portobello areas.

Leith Links itself also provides a lovely environment to walk, take children to the play park or to take dogs for exercise which could lead onto the recently upgraded walkway with exits at Pirniefield, the Findlay's, Restalrig Road, Lochend Road or Easter Road. Education is well served locally from nursery, primary and secondary schooling. The property is ideally placed for those working within the city centre and has an excellent public transport service. A short drive away allows access onto the beginning of the A1 from where the city bypass and other areas can be reached.

## DESCRIPTION

67/1 Duke Street is a spacious and bright first floor traditional tenement flat with excellent amenities and transport links literally on your doorstep, with the City Centre and The Shore both within easy reach. The property is in excellent order throughout and will undoubtedly appeal to first time buyers and young professionals.

The accommodation comprises: hallway with storage cupboard; good sized living room; modern fitted kitchen with white wall and base units with built in cooker and hob; well-proportioned double bedroom; contemporary shower room and separate W.C. with hand basin.

Further benefits include gas central heating, single glazing, communal rear garden and permit/meter parking directly behind the property and in the surrounding area. The energy efficiency rating for this property is band D

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.

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