



RALPH SAYER
SOLICITORS & ESTATE AGENTS

89/13 Duke Street

Leith Links, Edinburgh EH6 8HN

89/13 Duke Street

Forming part of an exclusive converted B-listed pentagon-plan building, formerly Leith Academy (circa 1930-31). It is characterised by its sandstone and redbrick façade, symmetrical sash windows and classical clock tower, all sitting on the edge of Leith Links. This two-bedroom second floor apartment offers luxurious, loft-style living in one of the capital's most sought-after postcodes. Inside has been converted to an impressive standard throughout, with a focus on high-spec interior design and superior home efficiency. Residents of this factored development enjoy use of a communal garden and allocated parking in a secure car park with automatic gates.

Accessed via a pristine shared entrance and stairwell, welcoming you into Apartment 13 is a light and airy hall with two good-sized cupboards – ideal for storage. Continuing through the hall you reach the heart of the home: the open-plan dining kitchen and living area. A pair of spectacular sash windows flood the space with south-easterly light and frame leafy views across Leith Links. The minimalist matte-black and stainless-steel kitchen is set against a brick-tile feature wall and rich oak style flooring for an industrial-chic feel, and is replete with a full range of Siemens integrated appliances. These include an induction hob, an extractor hood, an electric single oven/grill, a dishwasher, a washer/ dryer and a fridge freezer. The remaining space provides a flexible blank canvas for various lounge and dining configurations. Both double bedrooms benefit outstanding proportions and generous built-in wardrobes. The principal double bedroom boasts an en-suite bathroom and views across the secluded central garden; the second bedroom enjoys park views courtesy of another enormous sash window. Both the en-suite bathroom and the family shower room are styled in chic grey hues, and feature classic tongue-and-groove wall panelling for a traditional feel. In addition to restored, original sash windows to the front, the property is equipped with heritage-style double-glazed windows and gas central heating for optimum home comfort and efficiency.

The enchanting shared garden is enclosed for absolute privacy and seclusion – the perfect spot for relaxing or entertaining outdoors. In addition to decked dining terraces and large planters, the space is laid with artificial grass for minimal maintenance.

The property benefits from one allocated parking space within the secure car park, as well as use of a communal bike store.

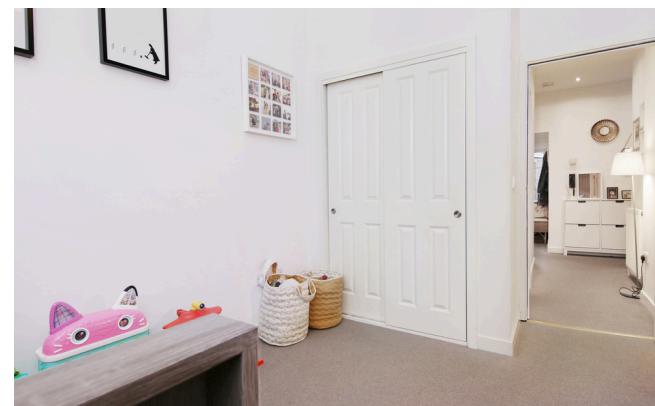


Home Report Value - £350,000





Modern
apartment
with
views over
Leith Links





Property Summary



- With-in historic converted 'B' listed building on Leith Links
- Second Floor Apartment
- Impressive open plan living, kitchen & dining
- Master bedroom with built-in wardrobes
- En-suite bathroom
- Further double bedroom
- Shower room
- Original sash windows (front) & double glazing to rear
- Gas central heating
- Communal courtyard gardens
- Secure gated residents parking with one allocated space
- EPC Rating - C | Council Tax Band - E

The development is maintained by Hacking & Paterson; an monthly fee of approximately £165 covers the costs involved in maintaining and cleaning the communal stair and windows, maintaining the landscaped gardens, any general repairs and block buildings insurance.

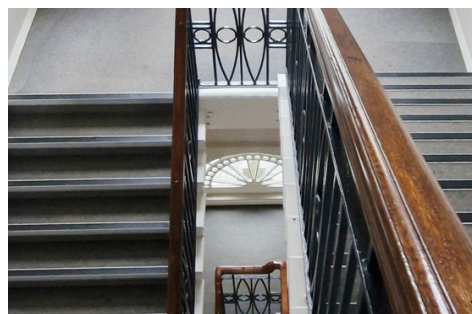
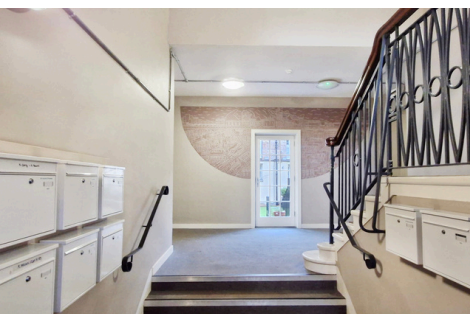
Extras: All fitted floors coverings, curtains, blinds, and all integrated kitchen appliances, to be included in the sale.



Leith Links



Leith Links takes its name from the vast open green parkland which the properties are set around. It lies close to the historic port of Leith, where the wealthy merchants came from to build their grand houses around the park and also, the port workers housed in the old colony terraces. The vibrant and popular Shore area is close by, offering a wealth of bars, cafes and Michelin starred restaurants. Nearby is the Ocean Terminal Shopping Centre, offering high street shopping and includes a Pure Gym, Vue Cinema and moored alongside is the famous Royal Yacht Britannia and the head quarters of the Scottish Office. The park is a great social hub with local football clubs, children's playground and bowling greens. The old Victoria Baths are close by, now a leisure centre, with swimming pool and fitness centre. The Water of Leith cycle path network is easily accessible with pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes and trams, service the area, taking you west to the Gyle Business Park and Edinburgh International Airport.



Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

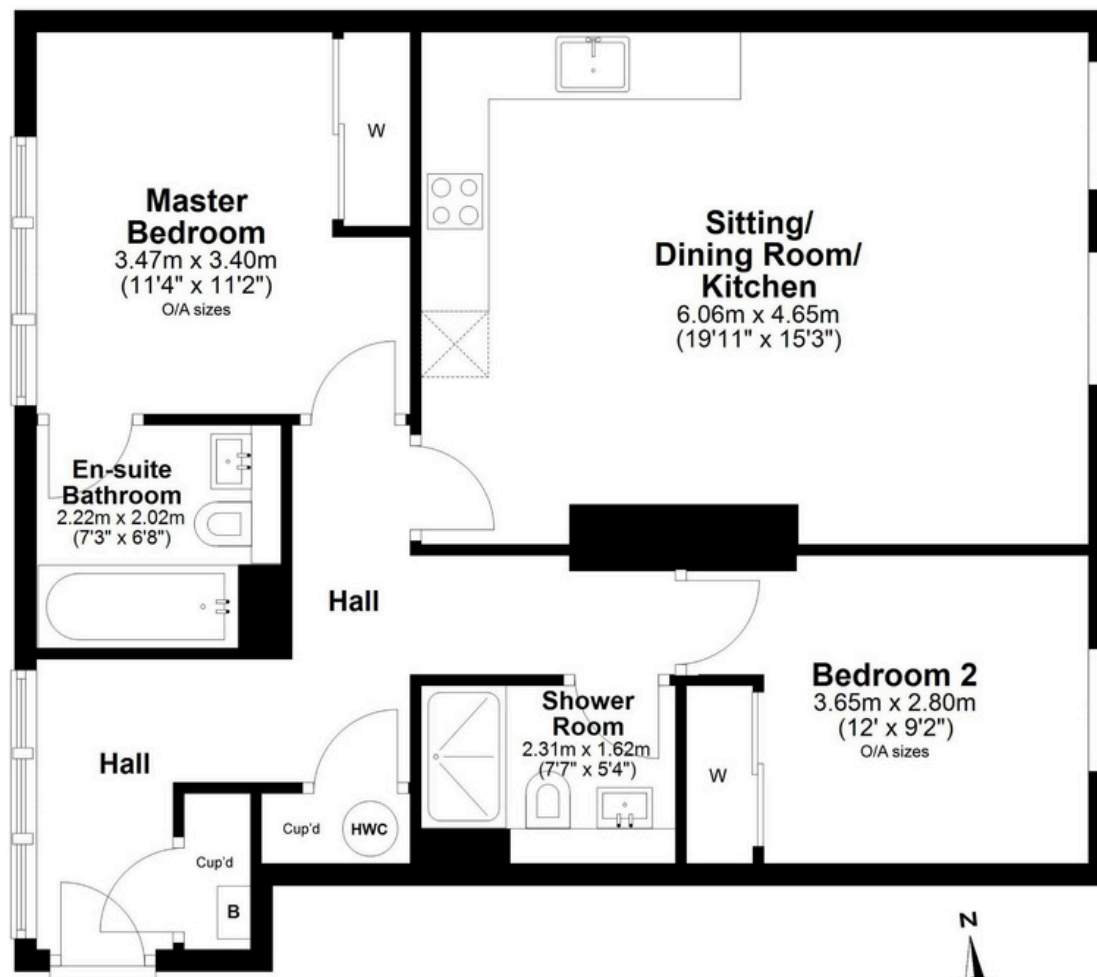


CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

DISCLAIMER

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. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, 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.



Second Floor

Approx. 73.7 sq. metres (792.8 sq. feet)