



DANGAL

www.dangal.co.uk  
0131 334 2176

ONE-ON - COLLECTION - DELIVERY

51/3 Duke Street  
LEITH | EDINBURGH | EH6 8HH

  
**warner's**  
solicitors & estate agents





## 51/3 Duke Street

LEITH | EDINBURGH | EH6 8HH

Set in the heart of sought-after Leith, moments from excellent amenities, quick transport links and the vast open green spaces of Leith Links is this spacious first floor apartment. Bosting resident's parking, gas central heating, double glazing and lift access this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright twin windowed lounge with generous dining space, a contemporary kitchen with attractive units, a master bedroom with elegant en-suite shower room, a second well-proportioned double bedroom and the flat is completed by an exquisite main bathroom with shower over bath.

- Heart of Leith location
- Close to excellent amenities and the city centre
- Welcoming hallway with storage
- Bright lounge with dining space
- Contemporary kitchen with attractive units
- Two double bedrooms
- Two bathrooms
- Gas central heating and double glazing
- Resident's parking

All fixtures, fittings and kitchen appliances will be included in the sale while other items can be included with separate negotiation.

EPC Rating B. Council Tax Band D, Factor fee is approx. £50 a month, billed quarterly.

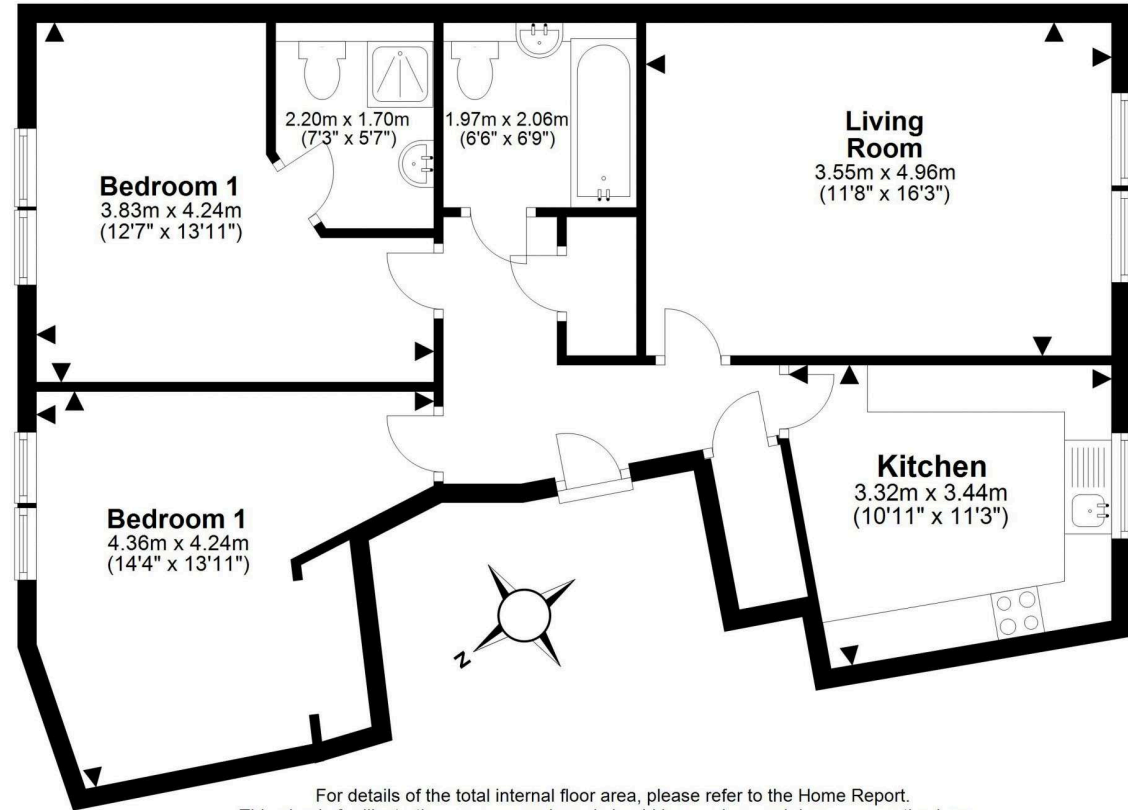
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith 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 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 range of high street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycle path by. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. The area offers first-rate schooling from nursery to tertiary level. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.