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114/9 Duke Street, Leith  
LEITH | EDINBURGH | EH6 8HR

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## 114/9 Duke Street

LEITH | EDINBURGH | EH6 8HR

Set in the heart of the sought-after Leith with stunning views over Arthur's Seat and Calton Hill, moments from excellent amenities, quick transport links and the vast open green spaces of Leith Links is this spacious top floor apartment. Bosting permit parking, gas central heating and double glazing and this property would make an ideal first time buy/investment in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with two ample sized storage cupboards, a bright south facing kitchen living room with stunning views over Arthur's Seat and Calton Hill and an attractive fireplace, the fully fitted kitchen currently comprises a washing machine, electric hob, oven and fan and a fridge/freezer.

There are two well-proportioned bedrooms, one with built in storage and completing the accommodation is the bathroom with shower over the bath. Early viewing is highly recommended to appreciate this lovely home.

- Heart of Leith location with stunning views
- Close to excellent amenities and the city centre
- Welcoming hallway with storage
- South facing kitchen living with fully fitted kitchen
- Two well-proportioned bedrooms
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Permit parking

Council Tax B, Energy Rating D

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



All fixtures, fittings, interrelated kitchen appliances, washing machine and fridge freezer will be included in the sale.

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.



