

COULTERS®

88/1 DUKE STREET

LEITH, EDINBURGH, EH6 8HL

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Just moments from the open green expanse of Leith Links, this beautifully presented first-floor apartment offers well-balanced interiors and a fantastic location in one of Edinburgh's most vibrant districts.

Situated in a traditional stone-built tenement, the property benefits from a peaceful, rear position that overlooks the shared garden. Off the entrance hall, the bright, south facing sitting room boasts great character with traditional wooden flooring, an open shelved Edinburgh press and tiled fireplace.

KEY FEATURES



One bedroom first floor flat.



Bright and spacious double bedroom.



Shared gardens to the rear.



Permit parking available in surrounding streets.



Beautiful green space of Leith Links close by.



Tram stop moments away.



EPC Rating - D



Council Tax Band - A





The open plan kitchen adjoins the sitting room and a freestanding breakfast bar, which is included in the sale, offers handy seating and additional space for food prep.

The double bedroom is generously proportioned and offers space for home working as well as a wash-hand basin. The shower and separate WC are both situated off the hall.

Further benefits include double glazed windows, a secure entry system and a large, shared garden with drying area, to the rear.

Permit parking is available in the surrounding streets.



THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams. Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars. Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre, to Waverley train station and onwards to Edinburgh Airport.

EXTRAS

The curtains, fitted flooring, white goods and breakfast bar are included in the sale price. The wicker light fittings and shelving in the sitting room do NOT form part of the sale.

HOME REPORT VALUATION: £170,000



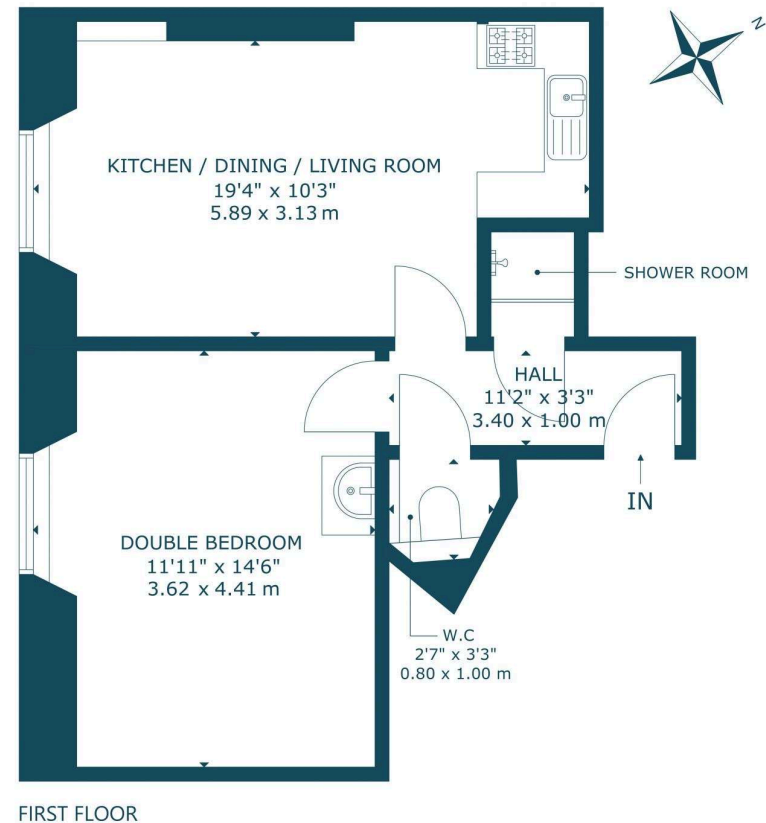
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88/1 DUKE STREET, LEITH, EDINBURGH, EH6 8HL
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 430 SQ FT / 40 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.