



RALPH SAYER
SOLICITORS & ESTATE AGENTS

114/9 Duke Street

Leith, Edinburgh EH6 8HR

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Located just off bustling Leith Walk, this two bedroom period flat offers an abundance of charm. The vast open space of Leith Links is a stones throw away and there are an array of local shops, eateries, and artisan bakeries on your door step. With easy access to the city centre and the Shore district, this location is ideal for those who appreciate city living.

On the third floor, this charming traditional flat hosts a range of original features. You step inside, into a bright hallway, leading to the heart of the home, a south-facing lounge, dining and kitchen, where natural light pours through a large casement window and frames a fabulous view of Arthurs Seat and Calton Hill. This inviting space is perfect for relaxing or entertaining. To the rear of the space is a sleek white kitchen area, which boasts ample storage and a range of appliances, providing both functionality and style. Positioned to the front of the property, is an impressive main bedroom, boasting decorative cornicing, all enhanced by pale blue decor. A further bedroom enjoys the south-facing aspect and built-in wardrobes. Finally, a stylish bathroom with over-bath shower completes this lovely home.

Property Summary

- Traditional Third floor flat, close to Leith Links
- South-facing lounge, dining & kitchen
- Sleek modern kitchen
- Two appealing double bedrooms
- Stylish three piece bathroom
- Gas central heating & double glazing
- Permit parking Zone N8 & meter parking on surrounding streets
- EPC Rating - D | Council Tax Band - B

Extras: All fitted flooring, light fittings and all kitchen appliances, are included in sale.

Home Report Value - £235,000

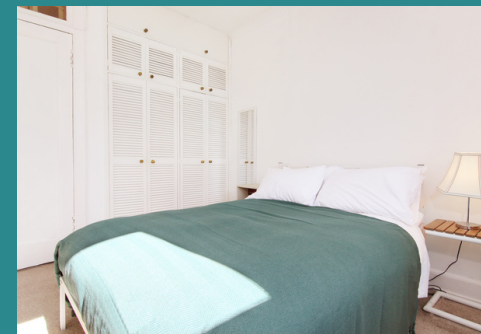






Stunning
traditional
flat, a stones
throw from
Leith Links





Let us help you find your next
dream property!



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CHARTERED FIRM

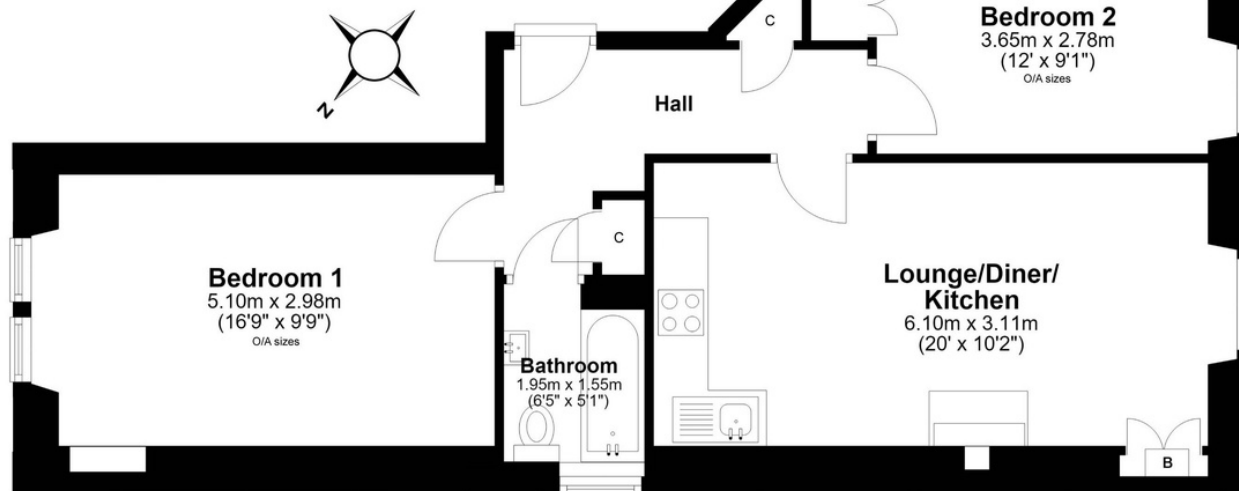
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DISCLAIMER

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.



VIEW FROM FLAT



Location



LEITH LINKS

Leith is the old port area of Edinburgh, and retains many of its historic buildings. Duke Street is located just at the bottom of Leith Walk, a stones throw from the vast open space of Leith Links and short walk to the vibrant 'Shore' area, with its vast array of bars, cafes and Michelin star restaurants, set around the Water of Leith. Based within the area is the Ocean Terminal Shopping Centre (including gym & cinema), the famous Royal Yacht Britannia and the Scottish Office. There are a number of leisure opportunities, including the old Victoria bath house, now a leisure centre with swimming pool. The Water of Leith cycle path network, offers a vast network of pedestrian/cycle routes, safely connecting you around Edinburgh and to outlying areas. An excellent number of regular bus routes, service the area, along with the tram network, connecting to the west; to the Gyle Business park and Edinburgh airport.