



104 (1F2) Duke Street
LEITH | EDINBURGH | EH6 8HL


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This most appealing traditional first floor flat offers the opportunity to be in the heart of a bustling, sought after area where a short walk takes you onto the green expanse of Leith Links, to regular bus and tram services and all the fashionable pubs and eateries at the adjoining Shore.

This is an ideal first time purchase offering easily kept accommodation comprising a comfortable front facing public room with ample free floor space for relaxation and dining, a kitchen fitted out with storage units, double bedroom with excellent storage space, and shower-room featuring electric shower and neutral tone tiled surround. Lying off the entrance hallway is a deep storage cupboard. A gas fired central heating system, secondary glazing to the windows and insulation to the exterior walls all ensure comfort and warmth.

- Entrance hall/store cupboard
- Living/dining room
- Fitted kitchen
- Double bedroom/great storage
- Shower-room/electric shower
- Secondary glazing and gas central heating
- Security entry phone system
- Shared rear garden
- Fabulous amenities on the doorstep
- Super transport links nearby

Council tax A, energy rating C

There is no factor fee associated with this property

All fixtures, fittings, integrated kitchen appliances (fridge/freezer and cooker) and washing machine will be included in the sale of this property.

Some furniture will be available through separate negotiation.

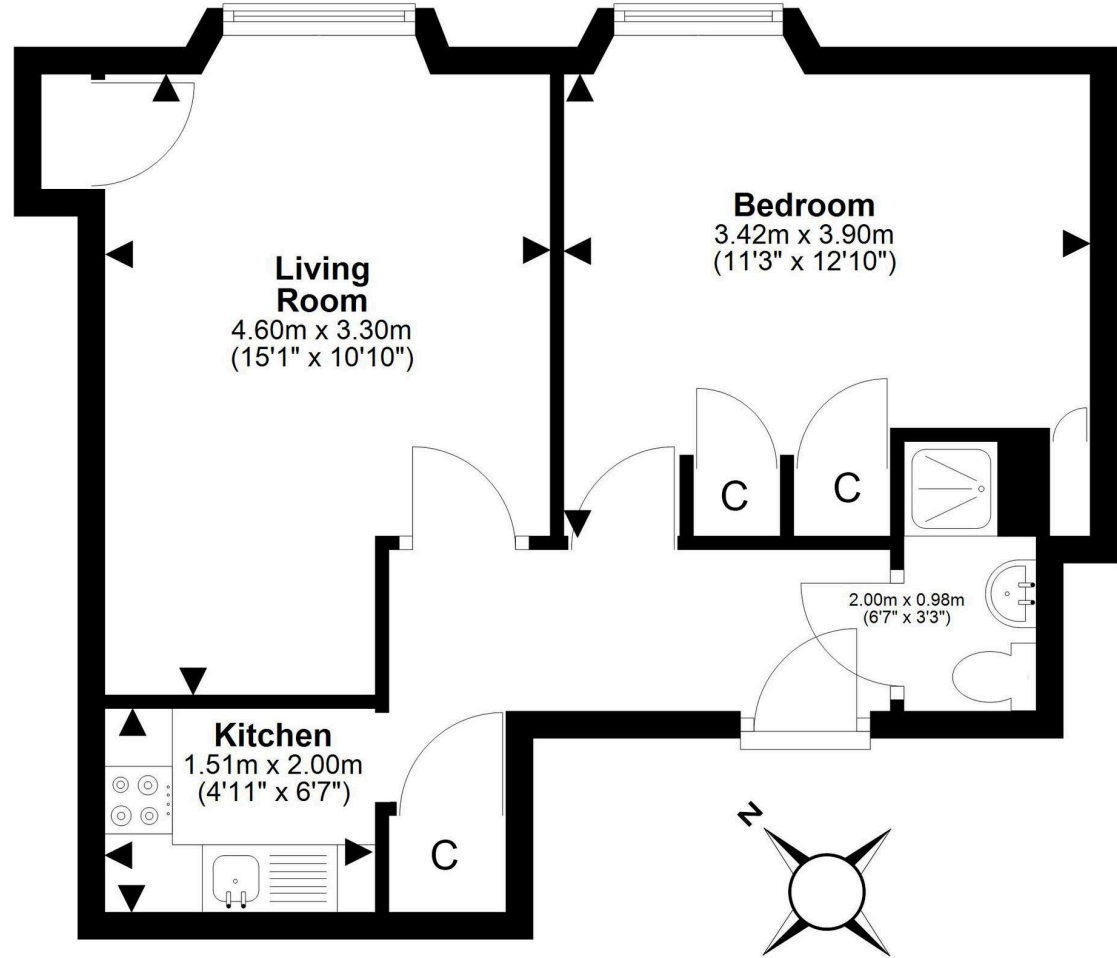
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.





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