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114/3 Duke Street
LEITH LINKS | EDINBURGH | EH6 8HR

warners
solicitors & estate agents



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

The accommodation comprises a welcoming entrance hallway with storage cupboard, a pulley and Hive heating system, a spacious living room with ornate cornicing, twin windows an Edinburgh press and dining area. The fully fitted kitchen currently comprises a washing machine, electric hob, oven, fan and fridge/freezer. There are two well-proportioned bedrooms, one with a built-in storage and one with views over Arthur's Seat 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.
- 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 C.

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



All fittings, fixtures, integrated kitchen appliances, washing machine, blinds, and wardrobe in bedroom 1 (excluding metal rack in kitchen) 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.



