

COULTERS<sup>©</sup>

# 81/5 DUKE STREET

LEITH, EDINBURGH, EH6 8HN

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Perched on the edge of the scenic Leith Links, this exceptionally bright and spacious top-floor traditional tenement flat offers a perfect blend of historic character and modern comfort. The home is flooded with natural light and retains an abundance of beautiful original features throughout, making it a truly unique find.

The expansive sitting room provides a wonderful setting for both relaxation and entertaining, offering ample space for a full dining set alongside a striking feature fireplace, elegant ceiling cornicing, and excellent storage space.

## KEY FEATURES



Bright and spacious top floor flat.



Three generous double bedrooms.



Fantastic independent amenities on its door step.



Permit parking available in surrounding streets.



Beautiful green space of Leith Links close by.



Tram stop moments away.



EPC Rating - C



Council Tax Band - D





The modern kitchen is equally impressive, fitted with integrated appliances, generous cabinet storage, and plenty of worktop space. It also accommodates an additional dining area where you can enjoy meals while taking in the stunning, elevated views across the greenery of Leith Links. The property features three remarkably generous double bedrooms, each offering a peaceful and versatile retreat, with two of the rooms boasting their own original feature fireplaces. A luxurious four-piece family bathroom serves the home, complete with a separate shower cubicle.

The property benefits from a dedicated permit parking lot at the rear of the building ample on-street permit parking, wrapping up a fantastic opportunity in a highly sought-after location.





## 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.

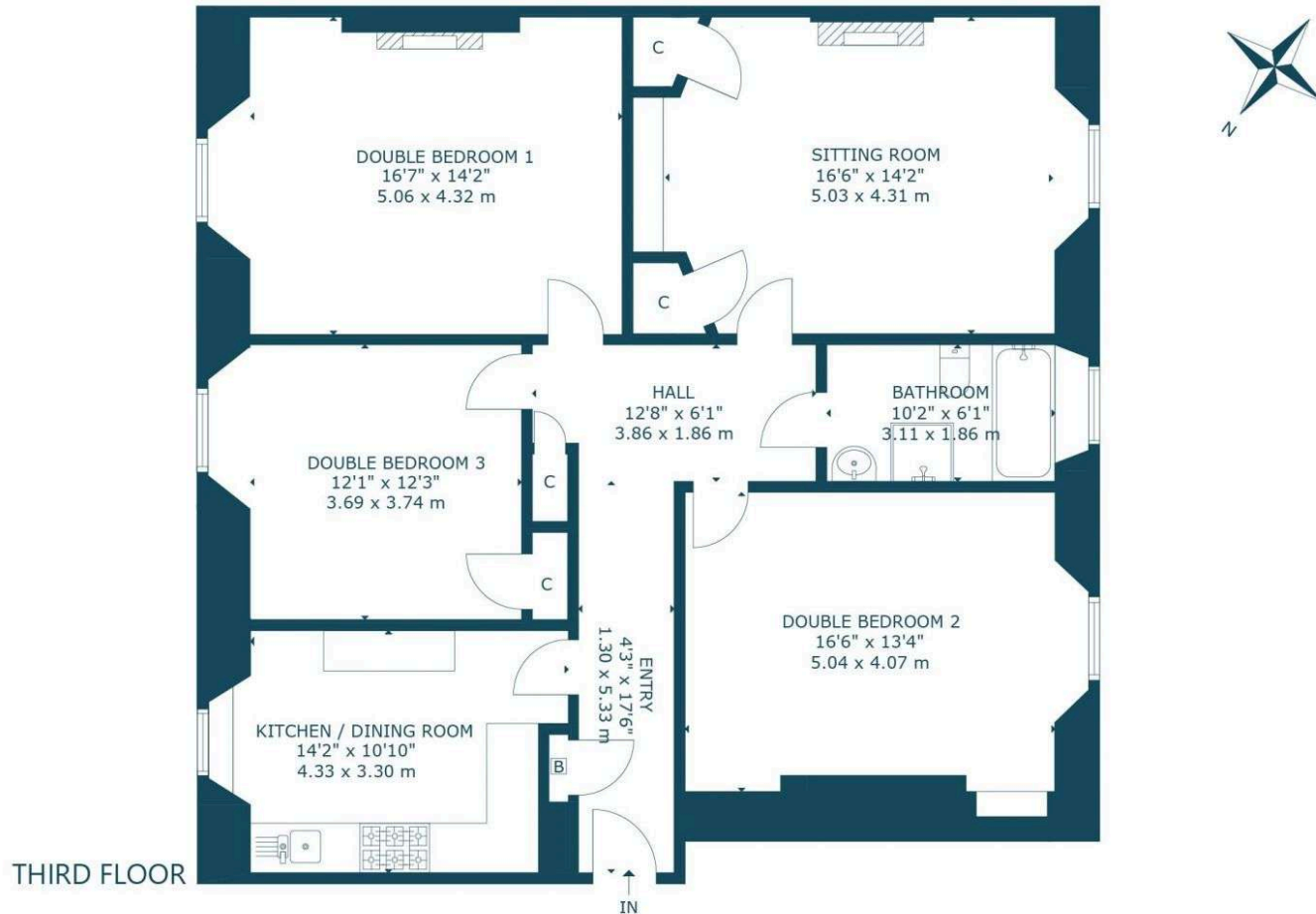


## EXTRAS

The curtains, fitted flooring, light fittings and free standing kitchen appliances are included in the sale price. Please note the washing machine is not included within the sale.

**HOME REPORT VALUATION: £420,000**





81-5 DUKE STREET, LEITH, EDINBURGH, EH6 8HN  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,352 SQ FT / 126 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
 Copyright © Nest Marketing  
 www.nest-marketing.co.uk

## GET IN TOUCH

 [www.coultersproperty.co.uk](http://www.coultersproperty.co.uk)

 0131 603 7333

 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.