



114/3, Duke Street, Leith, Edinburgh, , EH6 8HR

Two Bedroom, Dual Aspect, First Floor Flat

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Property Description

Well presented, two-bedroom, dual aspect, first floor flat, set in a traditional stone-built tenement, located close to the Leith Links parks, in the Leith area, north of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms and a bathroom. Features modern double glazed sash and casement windows, gas central heating, a secure entry system and TV and telephone points.

There is ample unrestricted on-street parking in the surrounding areas. The welcoming entrance hall has the secure entry phone handset, a storage cupboard and serves each room within the flat.

The bright living/dining room, which is set to the front, features wood laminate flooring, decorative plasterwork, space for lounge and dining furniture and a recessed window offering plentiful natural light.

Set internally off the hall, the kitchen is fitted with contemporary units, stone effect worktops, stainless steel sink, with appliances including an integrated ceramic hob, electric oven, extractor hood and a freestanding washing machine.

Set to the rear, bedroom one has carpeted flooring, a small cupboard and a recessed window; whilst bedroom two is likewise to the rear, similarly finished, and with ample space for freestanding furniture.

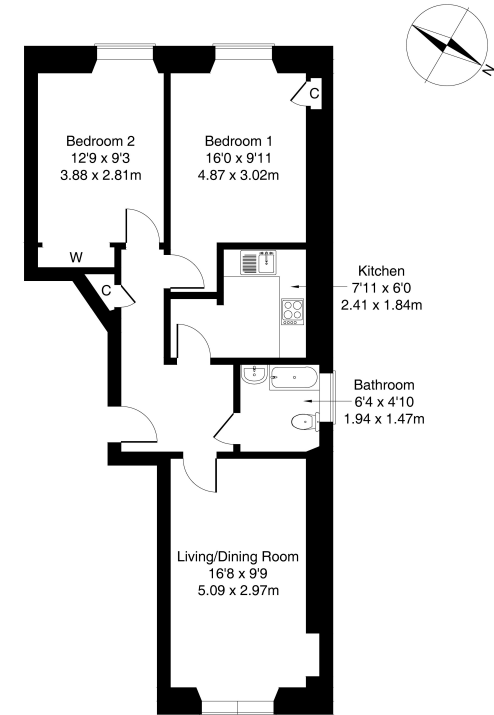
With a window to the side, the bathroom features a white three-piece suite with an electric over-bath shower, tiled floor and tiled splashbacks.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (646 sq ft - 60 sq m.)

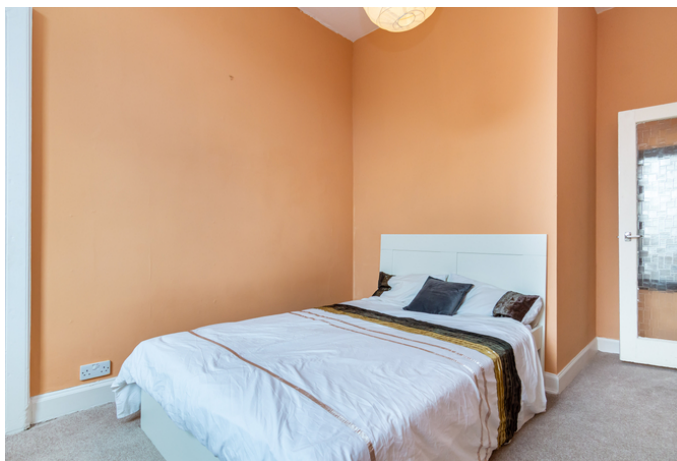


Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Leith is a renowned and historic port area of Edinburgh, and is a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the soon-to-be-completed St James Quarter offer many high-street names, restaurants, gyms, and multi-screen cinemas. For

further outdoor recreation, there are numerous public parks and squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, with the new tram extension also expected to complete in 2023.





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