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29/1, Duke Street, Leith, Edinburgh, , EH6 8HH

Well Presented, Two-Bedroom, First Floor Flat

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Property Description

Bright and well presented, two-bedroom, south-facing flat, set on the first floor of a traditional stone-built tenement. The property is conveniently located in the popular Leith area, north-east of Edinburgh city centre.

Comprises: an entrance hall, living room, kitchen, two bedrooms, and a shower room.

Features include a fitted kitchen and modern bathroom, gas central heating, sash and case double glazed windows and good storage.

In addition, there is period cornice-work, tall ceilings, contemporary flooring, a shared garden to the rear, and unrestricted street parking on the surrounding streets.

The spacious entrance hall, with wood-effect flooring, the secure entryphone handset, and a store cupboard, grants access throughout. With a south-facing window, the well proportioned living room offers cornice-work, a feature fireplace, a display alcove, and has ample room for both lounge and dining furniture.

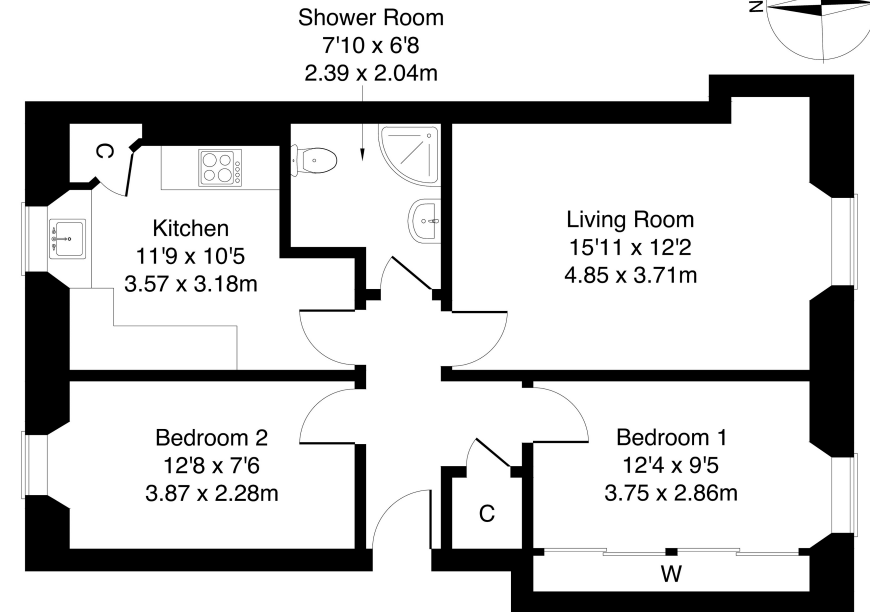
To the opposite aspect, the bright kitchen is fitted with modern units, stone-effect worktops, sink with drainer, tiled surround, an integrated oven, gas hob with a canopy above, and a washing machine.

Both bedrooms offer wood-effect flooring, cornice-work, and space for freestanding furniture, with bedroom one also including a large built-in wardrobe. Completing the accommodation, the shower room consists of a fitted suite, a mains corner shower cubicle, and a ladder-style radiator.



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Approximate Gross Internal Area: (667 sq ft - 62 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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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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