



**4f2, 80 Duke Street, Edinburgh, EH6 8HL**

Beautifully Presented, One-Bedroom, Fourth-Floor (Top) Flat

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# Property Description

Beautifully-presented, one-bedroom, fourth-floor (top) flat, forming part of a traditional stone-built tenement. Conveniently located in the vibrant Leith area, north-east of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, a double bedroom and a shower room.

Ready-to-move-in, freshly prepared for the market in light neutral decor throughout, with an updated kitchen and bathroom. Further features include contemporary flooring throughout, sash and case windows, and gas central heating.

The communal stair features a skylight cupola; there is a shared drying yard to the rear, and a secured entry system with a fob key.

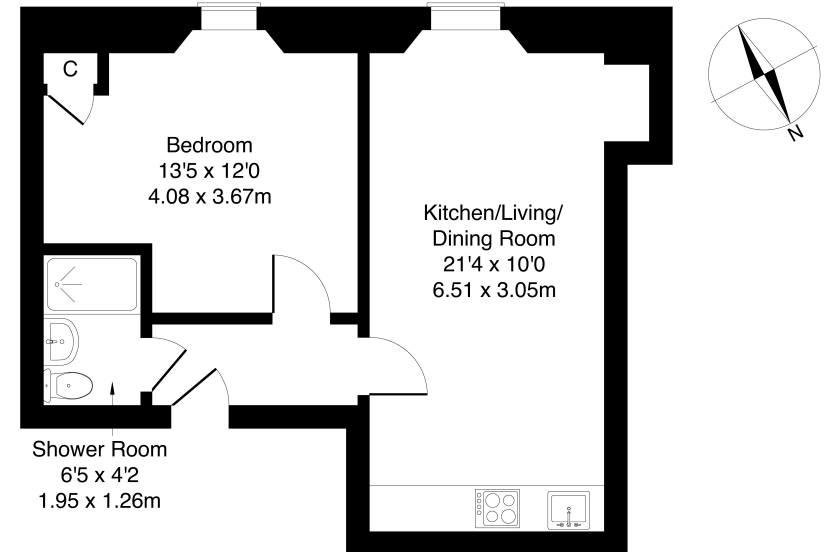
The welcoming entrance hall provides access to all rooms within the property and is finished with attractive wood-effect flooring, setting a warm and cohesive tone throughout. The living area is bright and inviting, benefiting from a large sash and case window that allows an abundance of natural light to fill the space. The room is complemented by wood-effect flooring and a central light fitting, creating a comfortable setting for both relaxing and entertaining. There is also ample space for a variety of lounge furnishings, making it a versatile and practical living environment. Open to this space, the kitchen area continues the wood-effect flooring and is fitted with wood-effect worktops and matching splashback. It includes a sink with a drainer, a central light fitting, and a range of appliances, including a fridge/freezer, washing machine, oven, and an electric hob with canopy extractor above.

The bedroom is well-proportioned and tastefully presented, featuring wood-effect flooring and a central light fitting. It offers a calm and comfortable retreat with space for freestanding furniture, while a built-in storage cupboard provides convenient and practical storage solutions. Completing the property, the modern shower room is stylishly finished with wood-effect flooring, a central light fitting, an LED mirror, and a contemporary ladder-style radiator.



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Approximate Gross Internal Area: (431 sq ft - 40 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 vibrant and historic port district of Edinburgh, known for its maritime heritage and dynamic city atmosphere, offering a diverse range of boutique shops, artisan cafés, lively bars, restaurants, and supermarkets throughout. The nearby Shore boasts a cosmopolitan selection of bars, bistros, and Michelin-starred dining, while Ocean Terminal, the Omni Centre, and the recently redeveloped St James Quarter provide an array of high-street stores, eateries, gyms, and multi-

cinemas. Green spaces are abundant, with Leith Links, Pilrig Park, and the scenic Water of Leith Walkway all within easy reach. The area is popular with families, benefiting from several primary schools and secondary education at Leith Academy. Well connected by road via the A199 and A900, Leith also enjoys excellent public transport links, including regular bus services along Leith Walk and the new tram extension linking Edinburgh Airport to Newhaven.





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