



lindsays

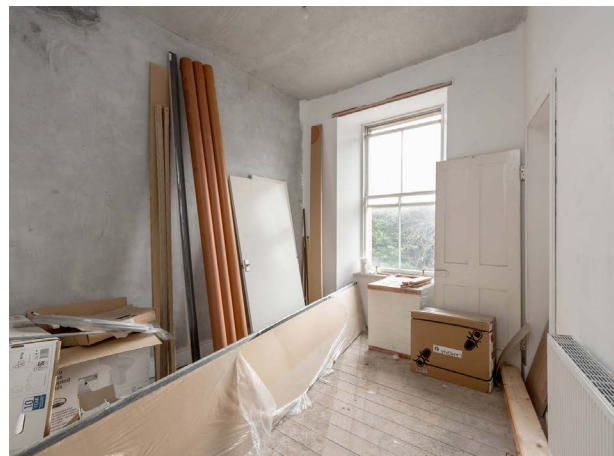
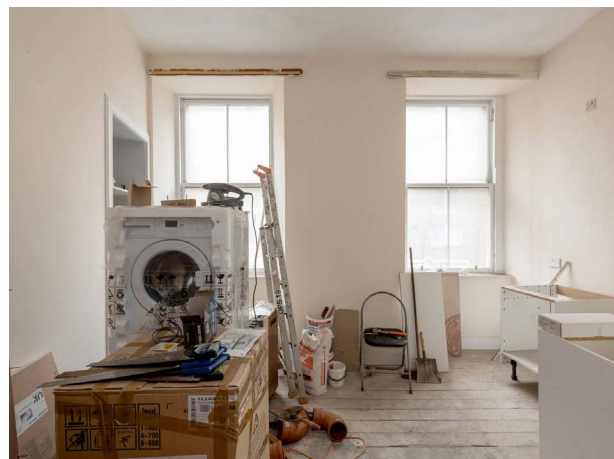
80 (1F1) Duke Street
Edinburgh, EH6 8HL

"A well proportioned first floor flat which now requires complete refurbishment, situated in a popular location"

- Hall with two storage cupboards
- Sitting room/kitchen area
- Double bedroom
- Shower room area
- Partially installed Gas central heating
- Communal garden
- Close to Tram stop

EPC Rating F

OFFERS OVER £115,000



Description

A well proportioned first floor flat situated within a traditional tenement located in the popular area of Leith, close to excellent amenities and within easy reach of the City Centre. The property now requires complete refurbishment and does not currently have a kitchen or bathroom installed. The kitchen items located within the property will be included within the sale price. In brief the accommodation comprises; hall with two storage cupboards, sitting room/kitchen area with two windows to the front, double bedroom located to the rear, and shower room area. Partially installed Gas central heating

Area

Leith, a historic port and once a separate Burgh, is now very much a vibrant and fashionable area of the city with a distinctly cosmopolitan ambience. Home to The Royal Yacht Britannia, there is a wonderful variety of trendy restaurants (including three Michelin starred restaurants), galleries, bars and bistros, all within walking distance. Leith Walk offers an eclectic mix of small speciality shops as well as a large branch of Tesco and Leith Farmers' Market (every Saturday) is the perfect place to pick up fresh local produce. In addition, the Ocean Terminal Shopping Mall plays host to a number of High Street names, as well as a multi screen cinema, a 24 hour gym and several popular eateries. There is a 24 hour Asda at nearby Newhaven, where there is also a pretty little harbour and a David Lloyd Leisure Centre. There are also various local access points to the city's cycle path network and the Water of Leith walkway. Princes Street and the city centre are readily accessible via regular public transport services which also serve many other parts of the city. The new tram stop at the Foot of the Walk offers direct, quick and easy access to Edinburgh Airport.

Viewing

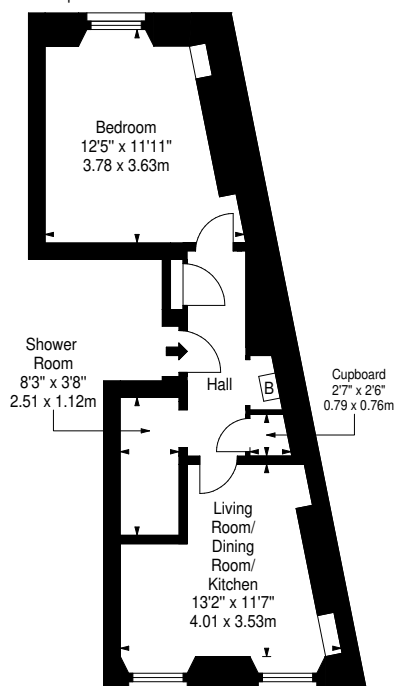
By Appointment 0131 229 4040.



Duke Street,
Edinburgh,
Midlothian, EH6 8HL



Approx. Gross Internal Area
360 Sq Ft - 33.44 Sq M
For identification only. Not to scale.
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.