



80 (PF) Duke Street  
LEITH | EDINBURGH | EH6 8HL

  
**warners**  
solicitors & estate agents



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Beautifully presented traditional ground floor flat, with a lovely flow and feel, in a great location a short walk from Leith Links, the new tramline and excellent local amenities. This lovely property sits within a vibrant, highly sought after area with easy access to the neighbouring Shore area and also into the City Centre. Viewing is highly recommended to appreciate the superb features on offer, including a bright and spacious open plan living space which falls naturally into kitchen, dining and sitting areas. Both bedrooms are doubles and are quietly situated to the rear, overlooking the well kept communal gardens with seating area and drying green. The principal bedroom boasts fitted wardrobes and additional storage options, including a handy window seat. The second bedroom also benefits from fitted wardrobes. The bathroom features a white suite with dual headed mains shower over bath and vanity sink unit. There is also a hatch to the cellar area offering further storage and double glazing and gas central heating is fitted throughout.

- Beautifully presented and spacious ground floor flat
- Open plan spacious living/dining/kitchen area
- Two double bedrooms with fitted wardrobes
- Bathroom with dual headed mains shower over bath
- Fantastic storage options including cellar
- Gas central heating and double glazing
- Security entry phone system
- Well kept communal garden with seating area and drying green

EPC Rating C

Extras include the oven, dishwasher, fridge, freezer, washing machine and the shutters.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, voted as one of the best places to live by The Times in 2019, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and the reopened Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.



