



Deans Properties

Deans Solicitors and Estate Agents LLP



**35 (2F1) Duke Street
Leith, EH6 8HH**



SECOND FLOOR FLAT

- Living Room
- Kitchen/Dining
- Two Double Bedroom
- Bathroom
- WC Compartment
- Communal Garden
- On-Street Permit Parking
- Partial Double Glazing & GCH
- EPC Rating – C



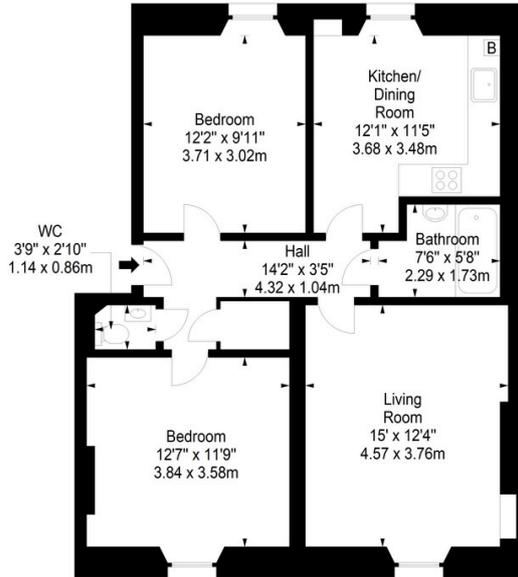
Forming part of a traditional tenement, this second floor flat, is situated within the high amenity area of Leith. The property is close to an abundance of shops, bars and restaurants and a short distance to The Shore area and Edinburgh's City Centre. The location offers fantastic views of Calton Hill and Salisbury Crags and benefits from excellent public transport links including bus and tram routes to the city centre and Edinburgh Airport. The accommodation comprises; welcoming hallway, light and airy living room, modern kitchen/dining, two double bedroom and bathroom with overhead shower and separate W/C compartment. The property benefits from gas central heating and partial double glazing and traditional features such as the intricate cornicing and high ceilings. There is a communal garden to the rear and on-street permit parking. Included in the sale are fitted carpets and floor coverings, curtains, cooker, oven, hob, fridge-freezer, washing machine and lightshades. All appliances included above are sold as seen with no warranty provided.



Duke Street,
Edinburgh, EH6 8HH



Approx. Gross Internal Area
773 Sq Ft - 71.81 Sq M
For identification only. Not to scale.
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Second Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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