



1 Double
Bedroom



Nearby On-
Street
Parking

Council Tax
A

EPC Rating
60D

Offers Over £140,000

67/6 Duke Street, Leith, Edinburgh EH68HN

A great 2nd floor flat, located in a traditional tenement, located in a very popular and convenient residential area, close to all city centre amenities.

This flat represents an ideal first purchase or investment opportunity. Whilst now requiring some modernization the flat offers the new purchaser the chance to carry out upgrades to their own taste. The main living area falls naturally into leisure and cooking zones and is an extremely sociable space, ideal for relaxing and entertaining.

The kitchen is modern and well appointed, with units and a breakfast bar. The bedroom is a double with fitted storage, the accommodation is completed by a shower room with a wc. Further benefits on offer include Electric heating, Double glazing and a entry phone security system.

- Cupboard with storage off kitchen
- Living room, open plan to fitted kitchen
- Double bedroom
- Shower room /Wc
- Electric heating
- Double glazing
- Communal back garden





Leith is a vibrant district east of the city at the mouth of the Water of Leith. There is a superb range of local shopping outlets on hand, whilst Princes Street, The Playhouse Theatre and Omni Centre, featuring a multiscreen cinema, are within easy reach. The fashionable Shore area of Leith with its cafes, pubs and award-winning restaurants is also nearby. Local leisure and recreational facilities include the open spaces of Leith Links, health clubs and a swimming pool. An efficient public transport network operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

Gardens & parking

There is a communal garden located to the rear and permit/metered parking is available to the in the surrounding area.

Home Report

The Home Report is available to download from our website www.glenham.co.uk The condition of the property and any material matter is disclosed in the Home Report.

Viewing

Viewing is by appointment only through Selling agents Glenham, 2Atholl Place, Edinburgh, EH3 8HP Tel : 0131 5575101

Solicitors

BTO Solicitors, One Edinburgh Quay, 133 Fountainbridge
Edinburgh EH3 9QG



