

**80 (1F3) Duke Street,
Leith, Edinburgh, EH6 8HL**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

ONE BEDROOM, FIRST FLOOR FLAT



This attractive, one bedroom, traditional, first floor, tenement flat has a fantastic location in the heart of Leith, a stone's throw from an excellent selection of shops, cafes, restaurants, the Tram and easy access into the city centre. The flat has been decorated in neutral colours throughout and would be ideal for a first-time buyer or investment opportunity. The accommodation consists of a communal entrance stair, with an entry phone, a hall, a bright living room, with a window to the rear of the building, shelving, a good-sized utility cupboard and an electric fire. The kitchen has white, fitted units, appliances, shelving and a ceiling clothes airer. The bedroom has a mezzanine platform, storage and a window to the rear of the building, and there is a shower room, with a shower cabinet, wash hand basin and w.c. There is a communal garden and permit/meter parking close by.

Communal entrance with entry phone

Hall

Living room

Kitchen

Bedroom

Shower room

Sash and case windows

Infrared electric heating

Gas pipe to flat if required

Communal garden

Permit and meter parking





LEITH

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All fitted floor coverings, blinds, light fittings, oven, hob, dishwasher and fridge are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

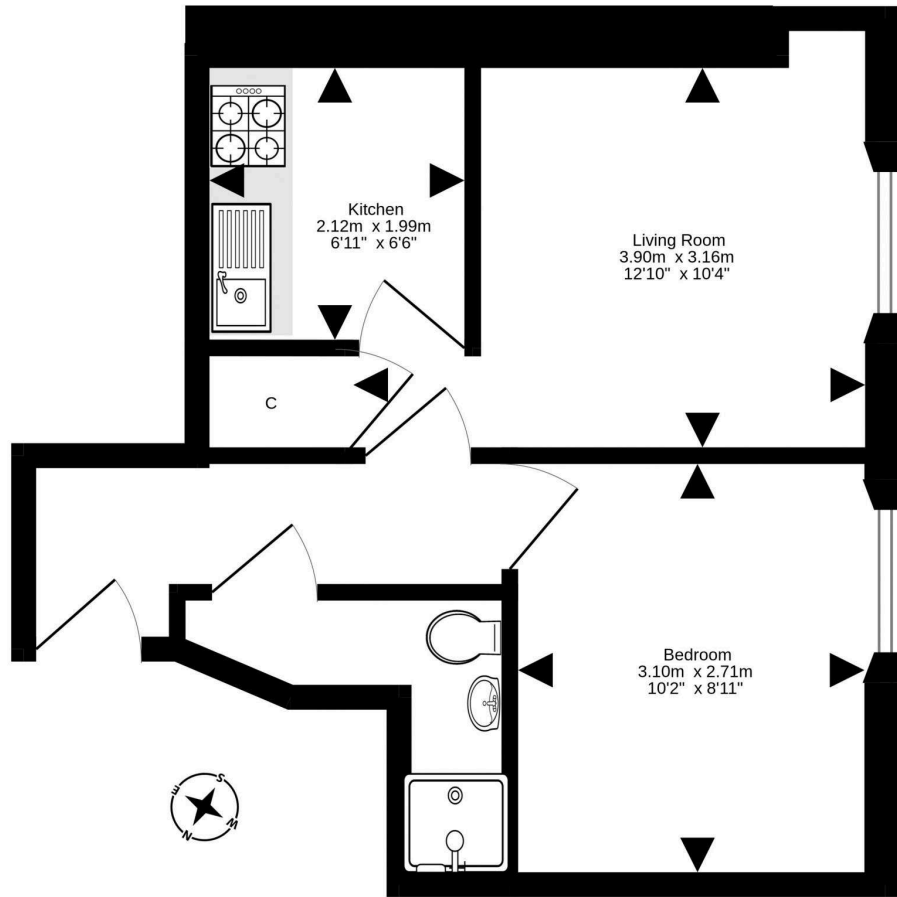
A

Home Report Valuation

£120,000

EPC Rating

D



TOTAL FLOOR AREA : 29.7 sq.m. (320 sq.ft.) approx.
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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89 Main Street, Davidsons Mains, Edinburgh EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98-99 Ferry Road, Leith, Edinburgh EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648

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