

COULTERS[©]

2/2 DUKE PLACE

LEITH, EDINBURGH, EH6 8HP

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Tucked away, close to the green open spaces of Leith Links, this beautifully presented, 2 bedroom ground floor flat offers stunning, stylish and well-proportioned accommodation throughout. The home has been lovingly upgraded by the current owners, to create contemporary spaces and also enjoys the exclusive use of a delightful private patio. Within 5 minutes walk from the Foot of the Walk tram stop and situated at the end of Duke Place, there is a path which winds around to the end of the building that leads to the shared entrance. The flat is on the ground floor to the left hand side.

KEY FEATURES



Immaculately presented ground floor flat.



Two double bedrooms, one with ensuite.



Exclusive use of a fantastic south facing patio.



Residents permit parking.



Located in the vibrant area of Leith.



Excellent local amenities nearby.



With a wonderfully attractive outlook to the South West facing balcony, the elegant, bright sitting room is a comfortable, relaxing area, with light bouncing off the lovely flooring. The stylish modern breakfasting kitchen has lovely grey wall and base mounted cabinetry with a wood effect worktop and metro tiled splashback. The sumptuous principle bedroom has been tastefully decorated and benefits from fitted wardrobes and an en-suite shower room. The second double bedroom also has fitted wardrobes, whilst the bathroom has a white three-piece suite which comprises; bath (with shower over), WC and wash hand basin.

Externally, the patio area is a great enclosed space from which the owners have exclusive use. The building is surrounded by communal grounds and unrestricted parking is available on Duke Place.





THE LOCAL AREA

Enjoying a surge in popularity, the vibrant area of Leith is a lively hub of eating, socialising and shopping spots, situated within walking distance of the city centre. The area offers an excellent choice of amenities, with various food stores, independent retail outlets, supermarkets, post offices and banks right on its doorstep. The neighbouring Shore district offers Edinburgh's best dining experience, with Michelin star restaurants and a whole host of award-winning bars, bistros and restaurants. Leith offers great outdoor pursuits, with Pilrig Park, the beautiful Water of Leith walkway, and of course the green open spaces of Leith Links, all close by. For the fitness enthusiast, Leith Victoria swim centre is within easy walking distance and offers a swimming pool, fitness classes and gym. Leith falls within the catchment areas for excellent local schools, from nursery to senior level, including Leith Primary School and Leith Academy. Leith enjoys an excellent 24-hour transport system into the city centre and direct bus links to the airport, day and night.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

The factor is Speirs Gumley and the monthly factoring costs are approximately £300 per quarter.



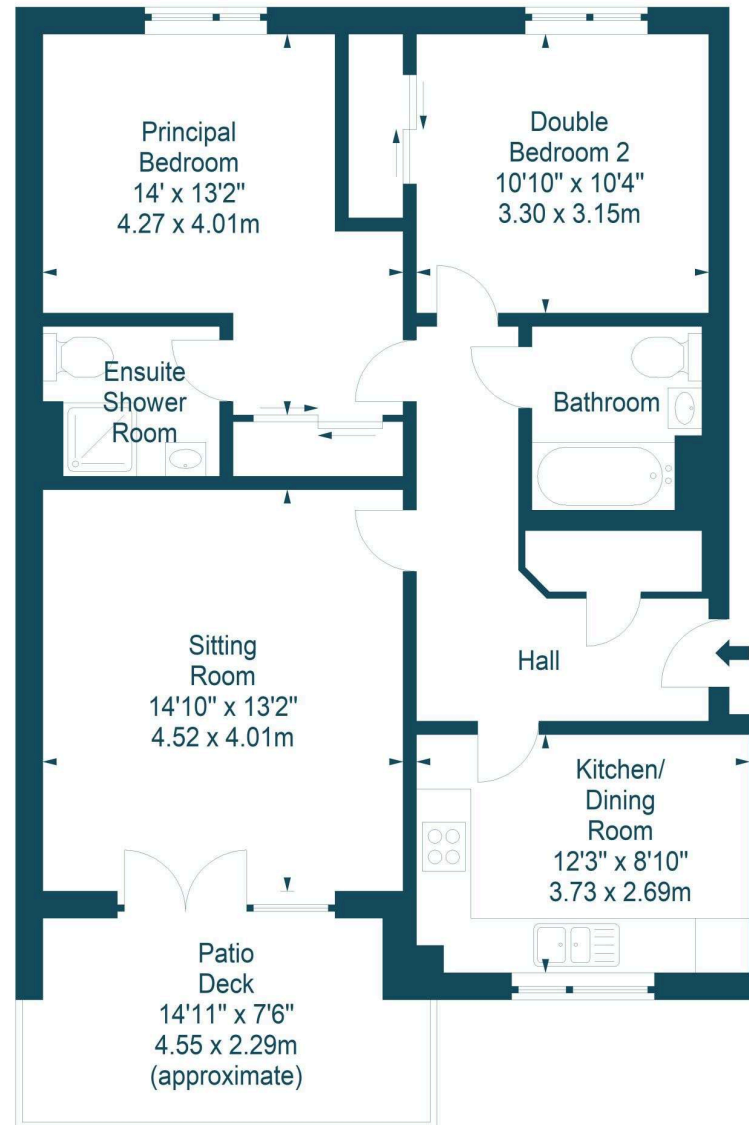
**Duke Place,
Edinburgh, EH6 8HP**



Approx. Gross Internal Area
821 Sq Ft - 76.27 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.