



1/10 Duke Place, Edinburgh, EH6 8HP

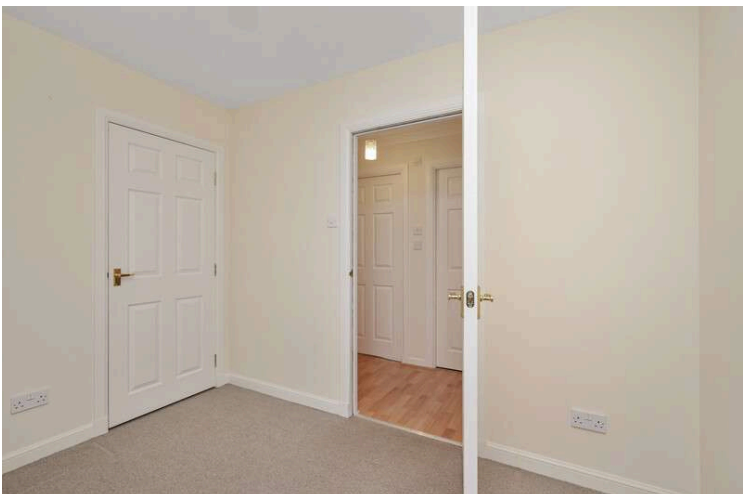
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A stylish third (top) floor apartment offering bright and spacious accommodation forming part of a modern, factored block with secure entry system and zoned parking. The property is ideally located in the vibrant Leith Links area of Edinburgh close to many local amenities along with excellent transport links, schooling and exceptional green spaces. The property is presented to the market with some furniture which the current owner is happy to include in the sale. We would recommend an early viewing.

- Welcoming hallway with a useful storage cupboard housing the meters, hatch to attic storage.
- Bright and spacious living/dining room with twin windows opening to a Juliet balcony.
- Breakfasting kitchen equipped with a range of wall and base units along with integrated appliances.
- Master bedroom with built in wardrobes and en-suite shower room.
- Double bedroom with built in wardrobe storage.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.
- Secure entry system.
- Factored by Spiers Gumley.



## Location

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 and is within a short walk of the city centre. 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 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 the prestigious shopping and leisure destination of St James Quarter is a short walk away. The neighbouring Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, and the vast green spaces of Lochend Park, Holyrood Park and Arthur's Seat are all within walking distance. 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. It benefits from an excellent public transport system with multiple bus routes servicing the whole city and is moments from the nearest tram stop on Constitution Street connecting Leith to the city and to Edinburgh International Airport.

## Extras

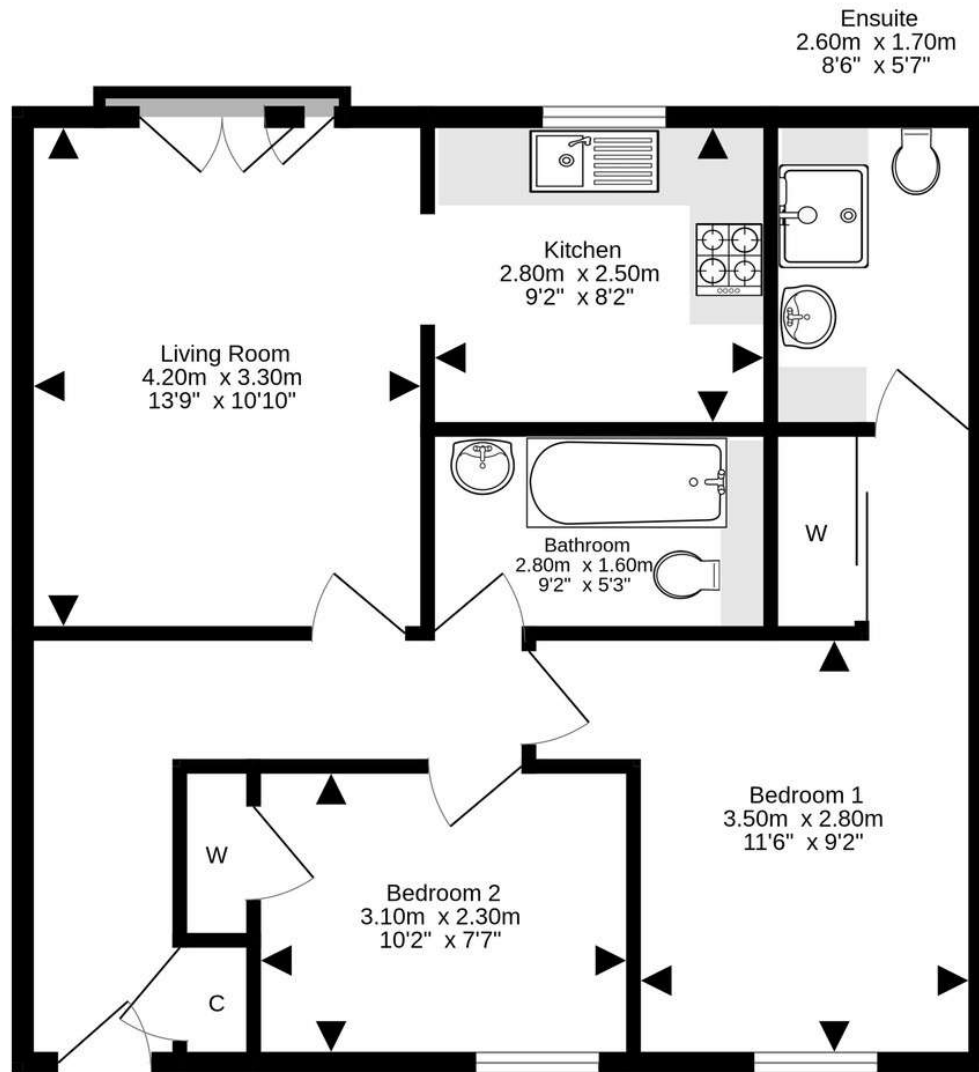
Included in the sale are the white goods, furniture, fixtures & fittings and all fitted floor coverings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

## EPC Band - C





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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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

