

**96 1F2 Duke Street, Leith
Edinburgh, EH6 8HL**

OFFERS OVER £120,000



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- Traditional first floor flat in need of full modernisation
- Living Room with open plan kitchen area
- Double bedroom and compact bathroom
- Electric heating
- Timber double glazed sash/casement windows
- Entry system, shared garden and on-street parking
- Near Leith Links and The Shore
- EPC E





Description

This traditional first floor flat (42 sqm) is a great opportunity for purchasers prepared to undertake a full modernisation programme. It will suit first time buyers and also potential landlords as has a proven rental history in this extremely popular district. The apartment is positioned on the first floor of a traditional solid stone tenement dating to around 1890. There is a front-facing living room which is open plan to a recessed kitchen area. The bedroom is a double and the compact bathroom manages to include a wash hand basin and W. In the hallway an entry phone system handset and large cupboard.

Heating and double glazing

There are electric panel heaters and the sash-and-casement windows double glazed.

Garden

There is a shared garden to rear.

Location

In central Leith, Duke Street runs between the foot of Leith Walk and Easter Road in a protected Conservation Area, It is quite literally just a couple of minutes' walk away from the delightful Leith Links with its attractive wide open grassy recreational space, abundance of mature trees and children's play areas. There is a large Tesco supermarket very close by together plus a choice of well served bus routes and tram stop. Just over half a mile away is the Shore (Edinburgh's Waterfront) where vibrant bars, restaurants and coffee shops to suit all budgets abound. The many attractions of Edinburgh's East End including the Omni Centre and St James Quarter are readily accessible.

Parking

There is on-street parking.

Valuation

The mortgage valuation is £125,000 and the Home Report is available from the ESPC website.

Council Tax and EPC

The property lies in Council Tax Band B and has a C rated Energy Performance Certificate.

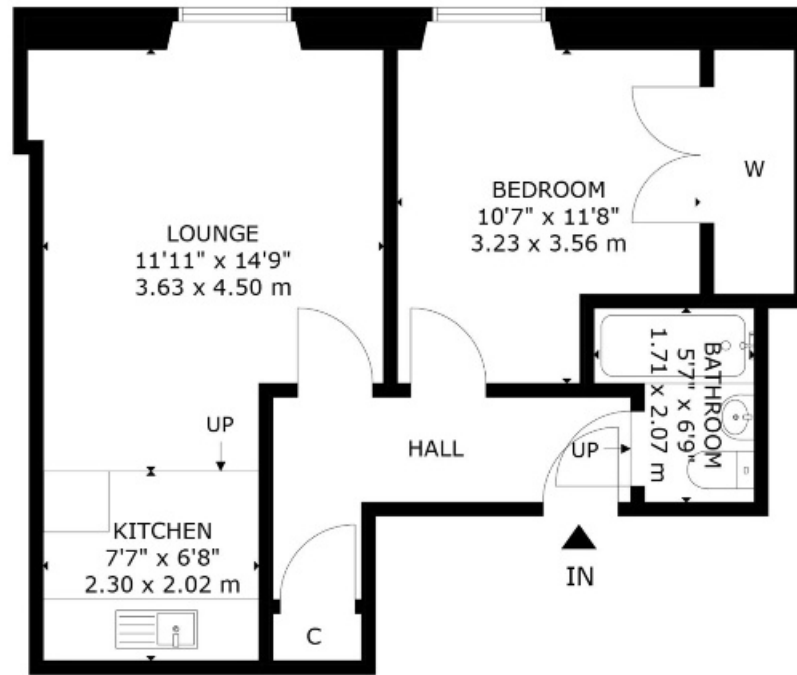
Extras

The fitted carpets

Viewing

To view telephone Agents 0131 243 1230 (or 07595820611 out with office hours) kwilson@dm-property.com





FIRST FLOOR

96 1F2 DUKE STREET, EDINBURGH EH6 8HL: JOHN MARTIN GROUP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 479 SQ FT / 45 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
 01506 655 034 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

Call us on **0131 229 3399** or
 email sales@dm-property.com
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