



RALPH SAYER
SOLICITORS & ESTATE AGENTS

1/3 Duke Place

Leith, Edinburgh, EH6 8HP

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With its central city location in sought-after Leith, this two-bedroom, two-bathroom ground-floor flat, part of a modern development, will appeal to a wide demographic of buyers, including professionals, first-time buyers, couples, newlyweds, and rental investors. The home comprises a southeast-facing living/dining room, a fitted kitchen, two double bedrooms with built-in mirrored wardrobes, an en-suite shower room and a family bathroom. The flat also has residents' parking and easy access to Leith's fabulous amenities, including Leith Links, supermarkets and tram/bus links.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

Factor: The development is factored at an approximate charge of £ 1,162.19 per annum.

Property Summary

- Ground-floor flat in Leith
- Part of a modern development
- Secure shared entry system
- Neutral interiors throughout
- Entrance hall with storage
- Sunny and spacious living/dining room
- Attractive kitchen with fitted units
- Wardrobed main bedroom with an en-suite
- Versatile second bedroom with fitted wardrobe
- Modern bathroom
- Communal grounds
- Residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £235,000





Southeast-facing living/
dining room, a fitted
kitchen, and two double
bedrooms with built-in
mirrored wardrobes









Ground-floor flat in Leith
with communal grounds,
residents' parking, and
easy access to Leith's
fabulous amenities





Let us help you find your next
dream property!



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 **CHARTERED FIRM**

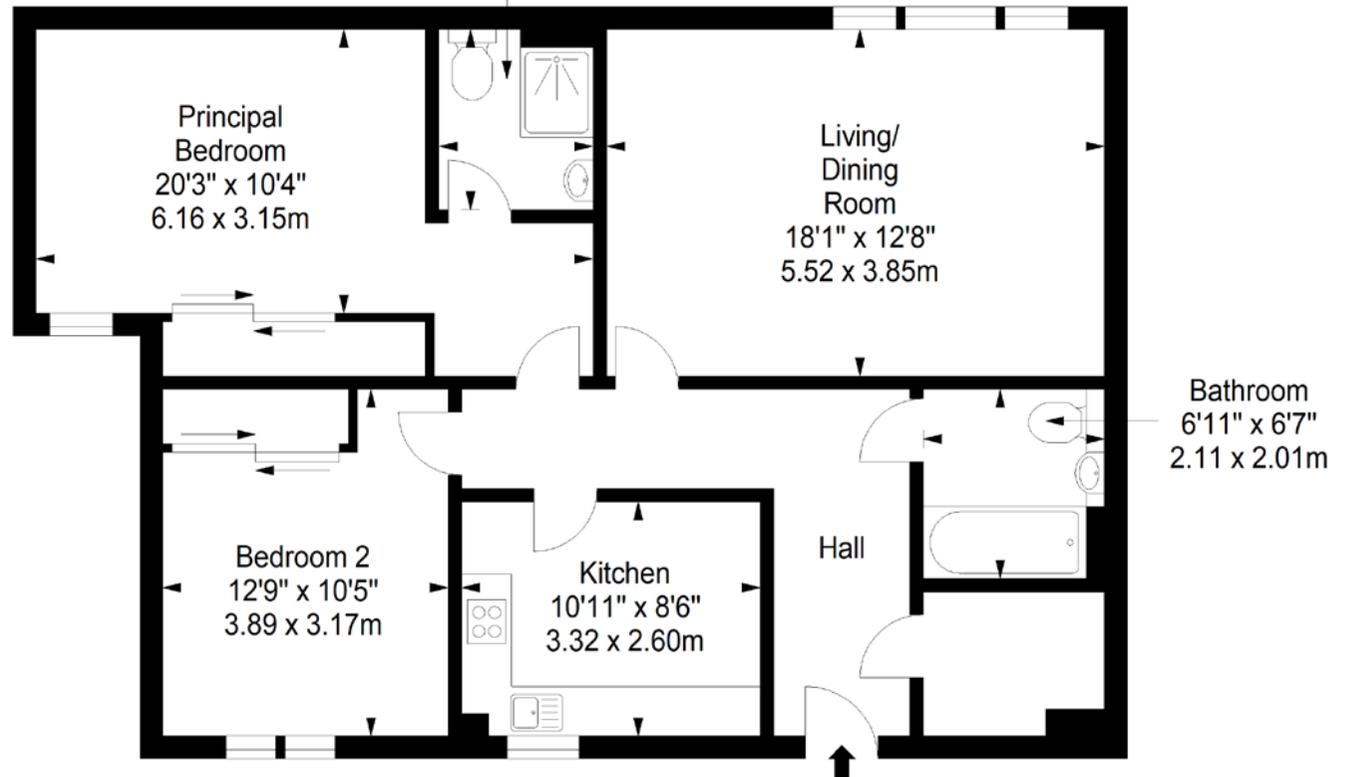
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor
Approx. 86.0 sq. metres (925.7 sq. feet)

En-suite
6'7" x 5'7"
2.00 x 1.70m



Total area: approx. 86.0 sq. metres (925.7 sq. feet)