



128/4 Duke Street,
Edinburgh
EH6 8HR



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First Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Two Bedrooms
- Bathroom
- Separate WC

features

- Laminate flooring
- Modern decor
- Double glazing
- Gas central heating
- Security entry phone
- Excellent location

description

Superb first floor flat in a traditional tenement building, within the dynamic location of Leith, just a short walk to the tram stop at the Foot of the Walk. Ideal for the tranquil Leith Links as well as all the boutique shops, cafes, bars and restaurants, as well as supermarkets and schools that Leith and The Shore have to offer.

The accommodation comprises, entrance hall, sitting room / dining room with feature fireplace and simple cornice, fitted kitchen with appliances, two bedrooms, bathroom with electric shower over the bath and a separate wc. The property benefits from gas central heating, double glazing and a security entry phone. This is good combination of traditional features with modern living and early viewing is highly recommended.



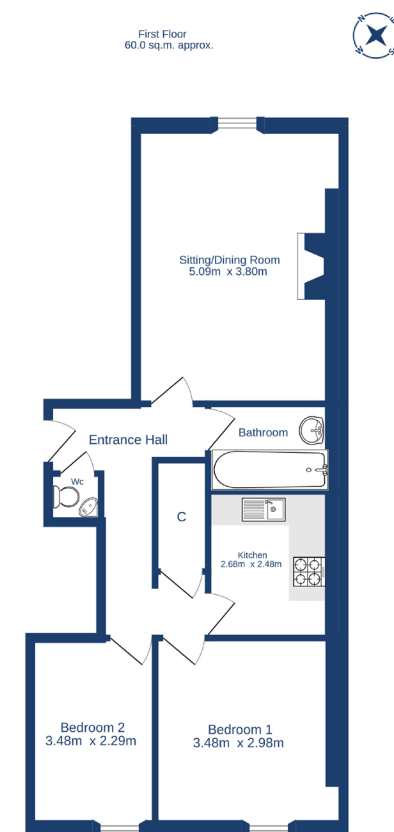
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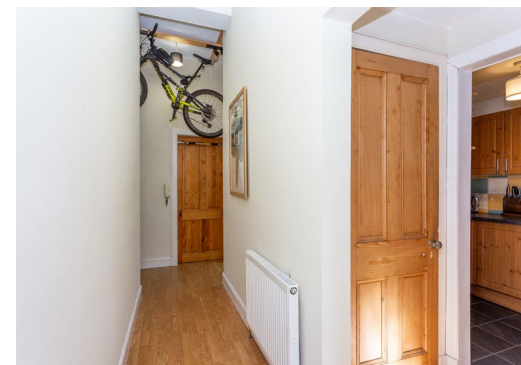
Home Report
Value: £200,000

Items to be included in the sale price:

Fitted flooring, ceiling light fittings, kitchen appliances (oven, hob, extractor and washing machine).



TOTAL FLOOR AREA: 60.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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