



Leith

136/5 Duke Street
EH6 8HR



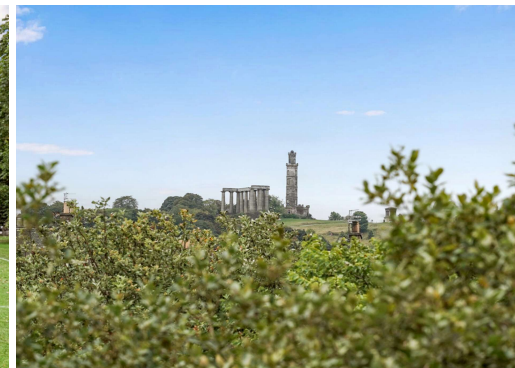
Second Floor Flat - Buzzer "Robertson"

OFFERS OVER £189,000

- Hallway
- Living room
- 2 bedrooms
- Shower room
- Gas central heating
- Double glazing
- Communal Gardens
- Secure entry phone system
- Excellent transport links
- A stones throw from Leith Links
- Ideal 1st time purchase or investment opportunity



Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321





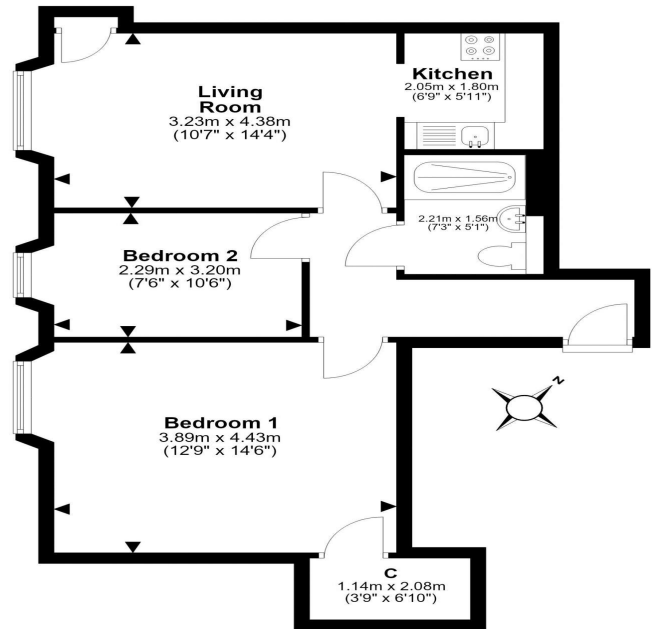




Viewing is highly recommended of this 2-bedroomed second floor flat which is just a stone's throw from the open spaces of Leith Links, and is ideally located to take advantage of the many local amenities and regular bus and tram services Leith has to offer. The nearby cosmopolitan area of The Shore offers a choice of cafe's, bars and restaurants. The Ocean Terminal offers a multi-screen cinema, 24-hour gym, high street stores and a further choice of bistros and bars. An excellent public transport gives easy access to the city centre, International Airport, and surrounding areas.

The property opens into an L-shaped hallway, with an Entryphone handset, and much of the accommodation off. The living room is situated to the rear and has a built-in cupboard, gas powered fireplace (not working), and the kitchen off. The internal kitchen features base and wall units, slot in cooker, washing machine and a fridge freezer. To the rear of the flat is a large double bedroom with plain cornice and a large built in storage cupboard off which would make an ideal walk-in wardrobe. A second bedroom can also be found to the rear. Completing the accommodation is an internal shower room which is fully tiled and comprises of a WC, wash hand basin, mains powered shower unit and a heated towel rail.

Additional benefits include gas central heating, double glazing, zoned on street parking in the area, access to communal gardens, and is just a stones through from the green space of Leith Links.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Note - Gas fire not in working order.

EXTRAS

To include all white goods, light fittings, and curtains/blinds. No warranties to be given and the condition of any systems of a working nature will not be warranted.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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