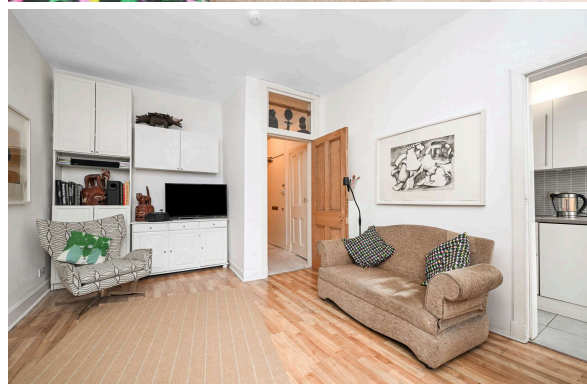


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104 (3F3) Duke Street

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This charming one-bedroom third floor tenement flat offers well-proportioned accommodation, a flexible layout and a wealth of appeal, making it an ideal purchase for first-time buyers, professionals or buy-to-let investors. The accommodation comprises a welcoming entrance hallway leading to a bright and spacious living/dining room, which provides an inviting space for both relaxing and entertaining. A particular highlight is the feature wood burning stove, creating a cosy focal point and adding warmth and character to the room. The kitchen is conveniently positioned off the living room, while the generously proportioned double bedroom offers ample space for bedroom furniture. A separate office/study provides an excellent space for home working, hobbies or additional storage, complemented by a further useful store cupboard. The accommodation is completed by a shower room.

Externally, residents benefit from access to a communal rear garden, providing a pleasant outdoor space to enjoy during the warmer months. Combining traditional tenement charm with practical, versatile accommodation, this appealing flat presents an excellent opportunity for a variety of purchasers. Early viewing is recommended to fully appreciate the accommodation on offer.

The flat is currently eligible for over £25k grant and loan funding from Home Energy Scotland for heating and insulation improvements including internal wall insulation, high heat retention radiators and double glazing

- Charming third floor tenement flat
- Spacious living/dining room
- Feature wood burning stove
- Generous double bedroom
- Versatile separate office/study
- Access to communal rear garden

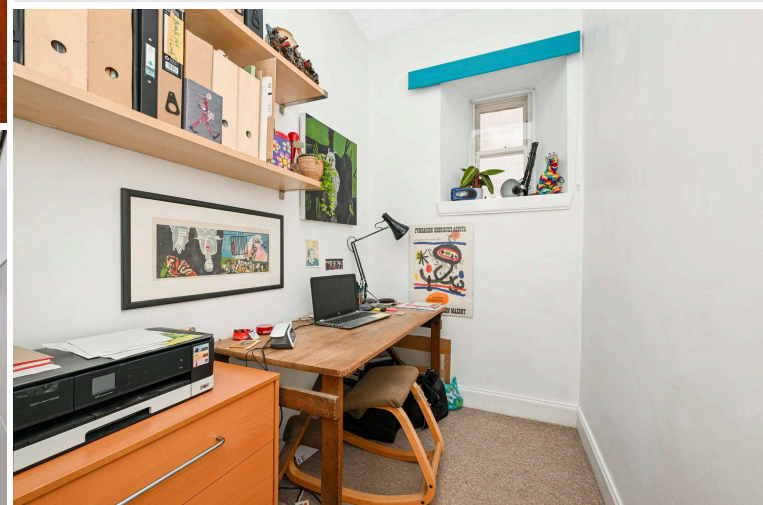
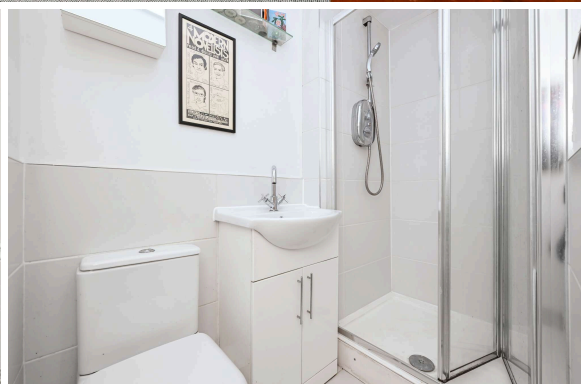
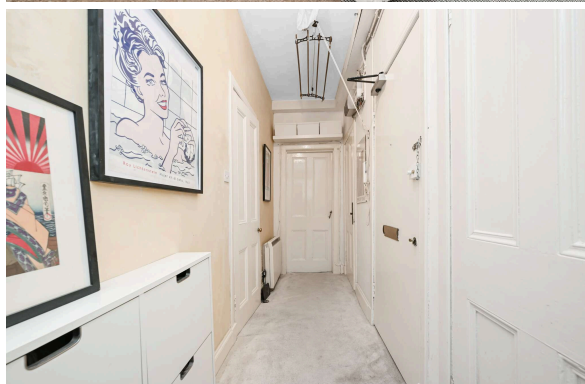
Energy rating D, Council tax band A. There is no factor associated with this property.

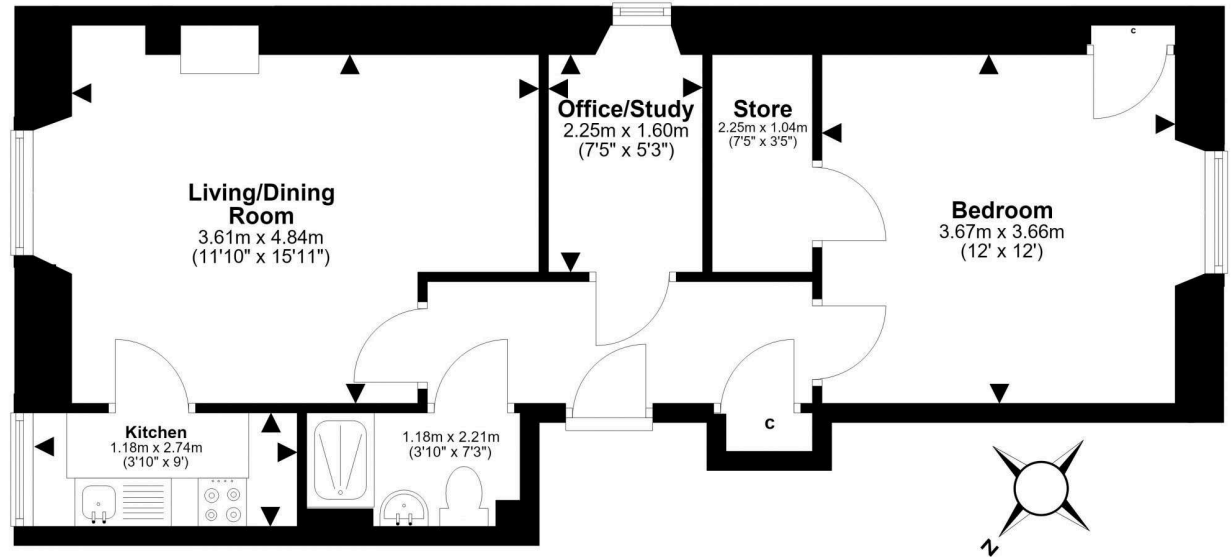
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.

Extras included in this sale will be stove in living room and all white goods (However no warranties will be provided for these)
All other furniture can be available by separate negotiation.





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.