

# Flat 7, 91 Duke Street

LEITH, EDINBURGH, EH6 8HN



*TWO-BEDROOM FLAT WITHIN THE HIGHLY REGARDED  
SUNDIAL DEVELOPMENT ON DUKE STREET*



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McEwan Fraser Legal is delighted to present this exceptional third-floor, two-bedroom flat to the rental market. Perfectly positioned within the highly regarded Sundial development, this stunning property occupies a prestigious spot within the historic and iconic former Leith Academy building.

Offering a seamless blend of classic period grandeur and contemporary interior design, this home is presented in excellent condition throughout. Residents can enjoy the best of both worlds: striking architectural features that hark back to the building's historic significance, coupled with modern fixtures and fittings that provide a stylish and comfortable living experience right in the vibrant heart of Leith. The property further benefits from lovely views overlooking the open green spaces of Leith Links and enjoys access to residents' rooftop gardens, offering a peaceful outdoor retreat.

"...a spacious open-plan living area with excellent proportions, offering a bright and versatile space for both living and dining..."





Internally, the property comprises a spacious open-plan living area with excellent proportions, offering a bright and versatile space for both living and dining. The fully equipped kitchen, seamlessly integrated with the living space and fitted with Siemens appliances, complemented by an exposed brick feature wall that adds character and warmth.

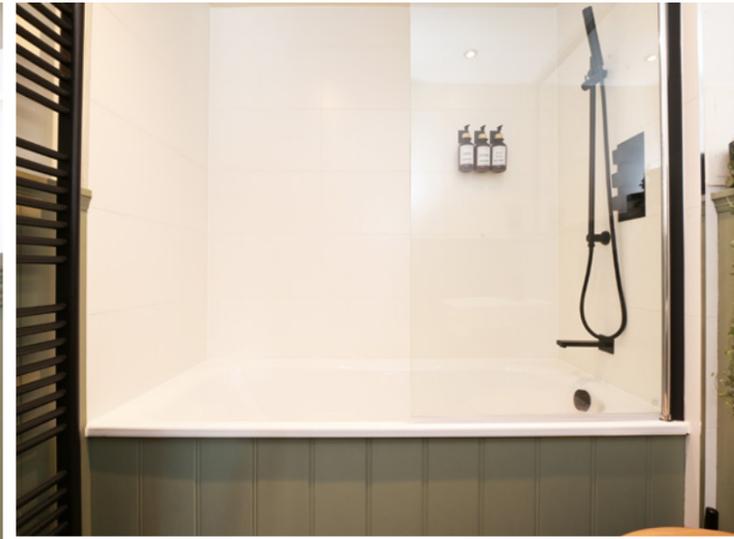


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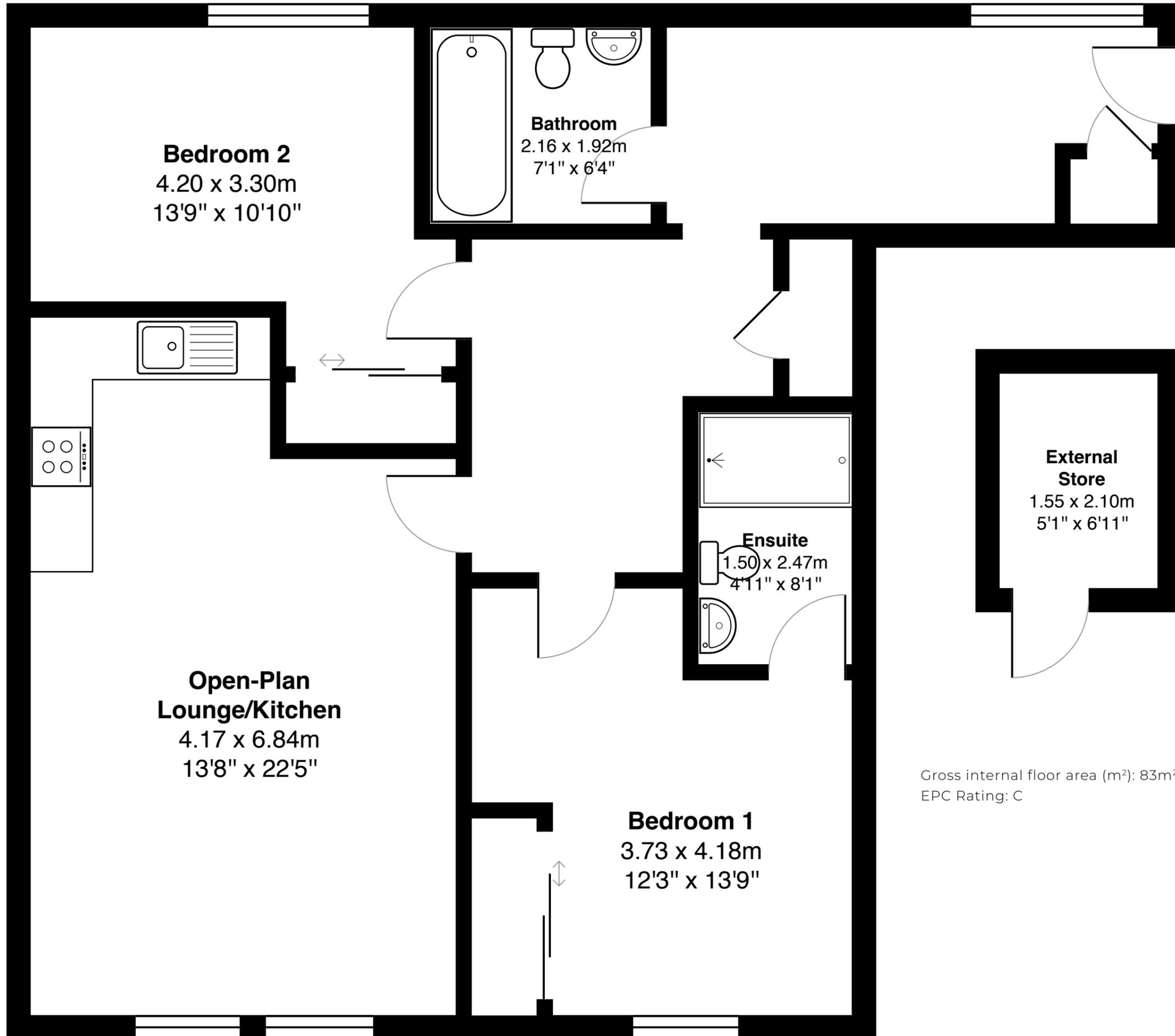
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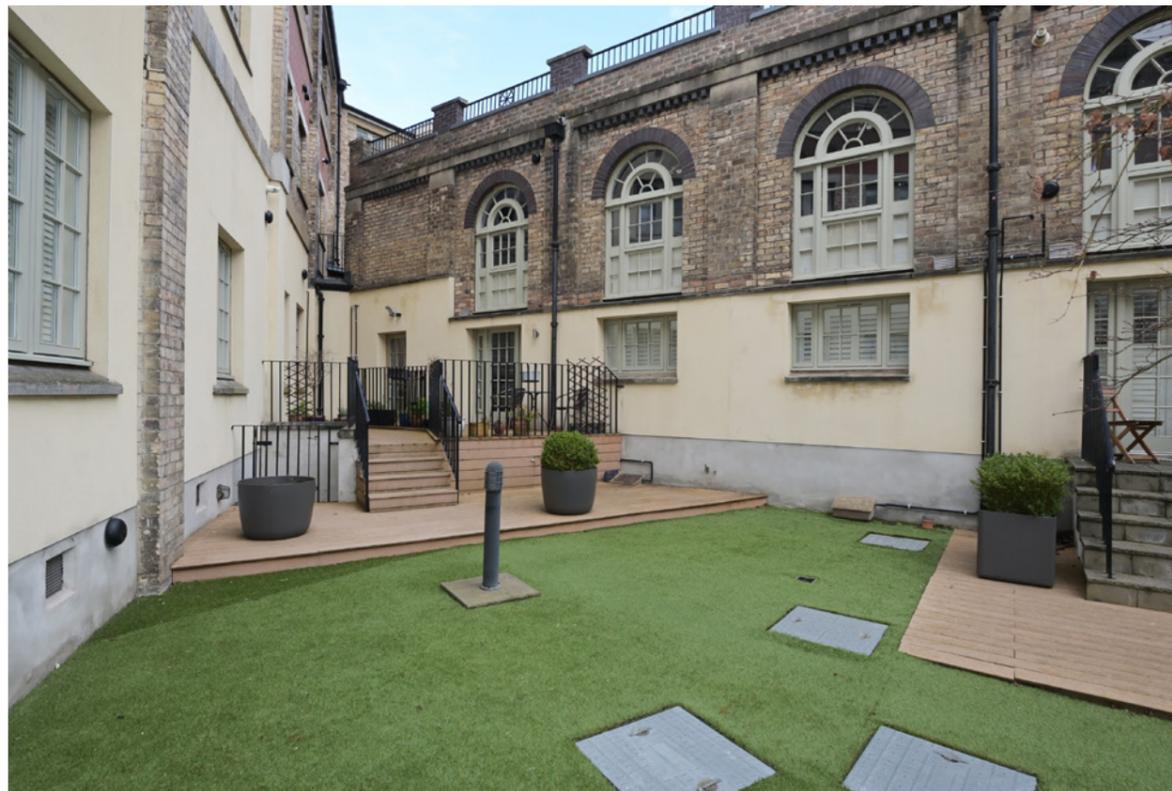
The property includes two bedrooms, namely a generous principal bedroom with built-in wardrobes and a modern en suite shower room featuring a mains-powered shower and large mirror, along with a well-proportioned second bedroom suitable for guests, home working, or additional storage.



The bathroom has a contemporary three-piece suite finished to a high standard, as well as a welcoming hallway that provides excellent circulation space and additional storage potential.



Gross internal floor area (m<sup>2</sup>): 83m<sup>2</sup>  
EPC Rating: C



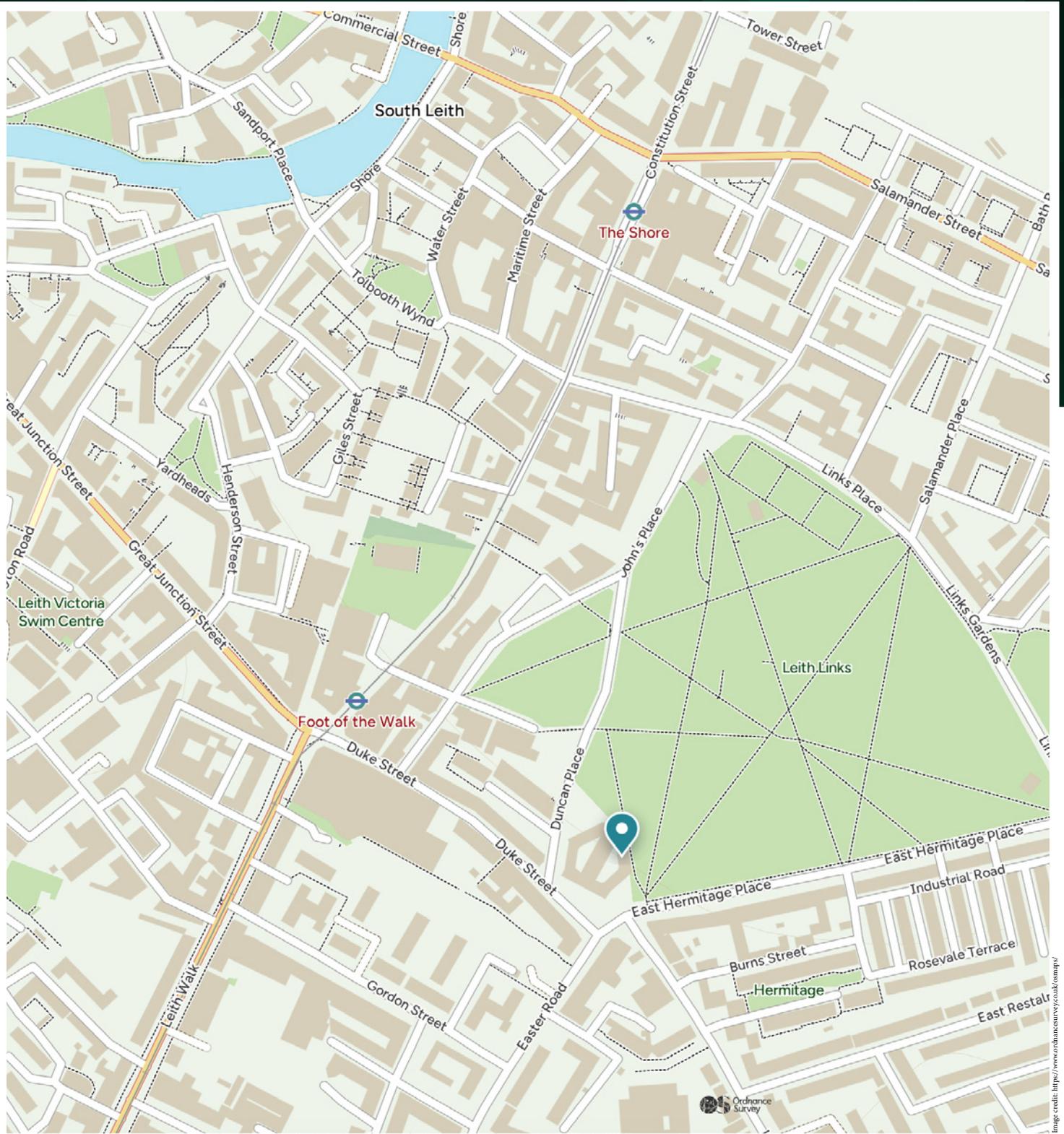
In addition, the property benefits from the high-quality finish and distinctive character expected within this sought-after development, which also features landscaped and well-maintained communal courtyards, as well as maintained building and communal areas. Situated in a superb location close to Leith Walk, the amenities of The Shore, transport links, and the city centre, this is a rare opportunity to acquire a modern flat within a converted historic building in one of Edinburgh's most vibrant districts. The property also includes a secure storage cupboard and private allocated parking within a secure car park.



Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.



# McEwan Fraser Legal

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