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22 Duke Street, Edinburgh, EH6 8HQ

1 1 1 EPC Rating D Council Tax Band B

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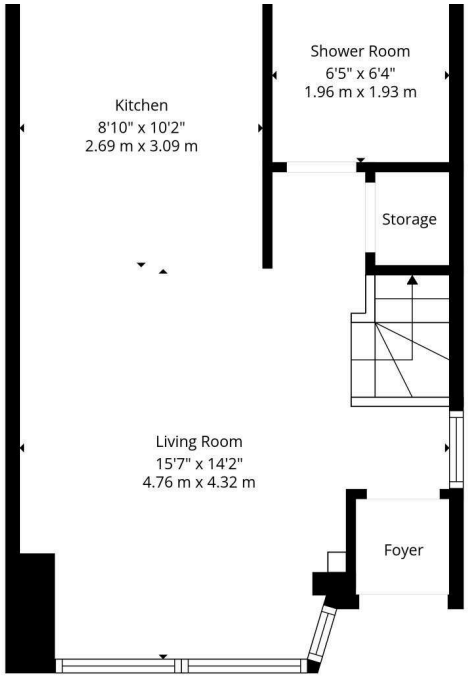
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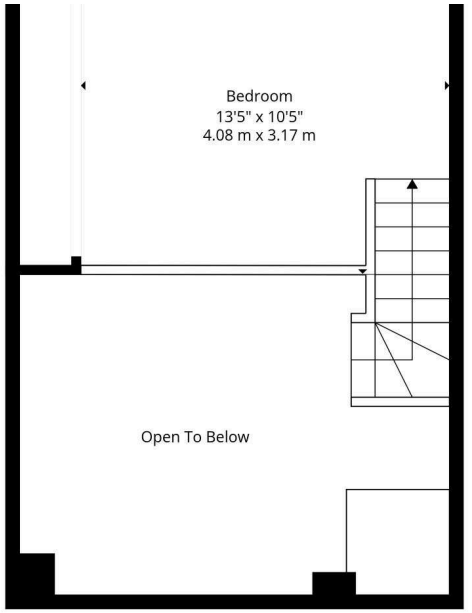
Description

A beautifully presented contemporary loft-style apartment with double-height ceilings and a striking mezzanine level. Stylish, light-filled living in a neutral, move-in-ready finish-ideal for professionals, first-time buyers or investors.

Location:
Leith Links offers a wealth of local amenities, including shops, supermarkets, cafes, restaurants and leisure facilities. Nearby green spaces include Leith Links, Holyrood Park and Arthur's Seat. The area is well served by local schools and excellent transport links, including nearby bus and tram services providing easy access to the city centre.



1st Floor



2nd Floor

Total: 536 sq. Ft, 50 m2
1st Floor: 357 sq. Ft, 33 M2, 2nd Floor: 179 sq. Ft, 17 m2
Excluded Areas: Storage: 13 sq. Ft, 1 M2, Open To Below: 165 sq. Ft, 15 M2, Walls: 79 sq. Ft, 8 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.

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