



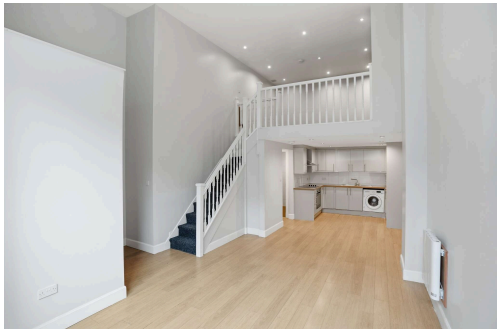


SA &T

16 Duke Street, Edinburgh, EH6 8HQ

1 1 1 EPC Rating D Council Tax Band B









Highlights

This beautifully presented 1 of 5 available contemporary loft-style apartments offers an impressive blend of space, light, and modern living. Featuring double-height ceilings and a striking mezzanine level, the property provides a unique and stylish home ideally suited for professionals, first-time buyers, or investors looking for turn-key, ready to let units. The properties have been finished in neutral tones throughout, and offers a move-in-ready home with a modern and minimalist aesthetic.

16 Duke Street: The front door opens into a welcoming entrance vestibule, with an internal door leading through to the impressive open-plan living space. This spacious area is finished with modern oak-effect flooring and enhanced by recessed ceiling lighting throughout. Large windows allow an abundance of natural light to fill the room, creating a bright and airy environment that is ideal for both relaxing and entertaining.

To the rear of the property is a contemporary fitted kitchen, thoughtfully designed with modern cabinetry and integrated appliances including a fridge/freezer, washing machine, built-in oven and electric hob. Generous worktop space and a stylish tiled splashback complete the kitchen area, which flows seamlessly into the main living space to provide a practical and sociable layout.

Additional storage is available via a useful cupboard located beneath the staircase. A separate door leads to the spacious shower room, which features a modern three-piece suite with tiled walls, a walk-in shower tray with mains-fed shower, and a chrome heated towel radiator, creating a clean and contemporary finish.

A staircase leads to the impressive mezzanine-level bedroom overlooking the living area below. This space benefits from fitted mirrored wardrobes, providing excellent storage while enhancing the sense of light and space. The mezzanine design creates a distinctive loft-style atmosphere rarely found in conventional apartments.

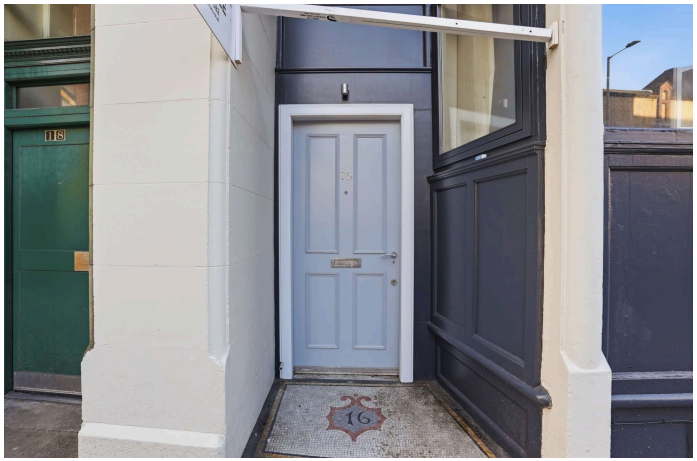






Location

The residential area of Leith Links is well served by an excellent selection of local amenities which include a variety of everyday shops within easy walking distance which includes an everyday grocers. There are further facilities available at the nearby Meadowbank Retail outlet where there is a Tesco store a stones throw from the property. The property is also well placed for good recreational pursuits including Craigentinny Golf course, Meadowbank Sports Stadium and Arthurs Seat, Holyrood Park and the open green space of Leith Links offer many pleasant walks. There are a number of highly regarded restaurants, cafes and bars nearby at the Shore area and Ocean Terminal Shopping Centre is only a short drive away and includes a cinema, gym and a wide variety of high street retailers. There are also good schools within the local catchment area from Nursery level through to High School. Regular public transport services operate close by,





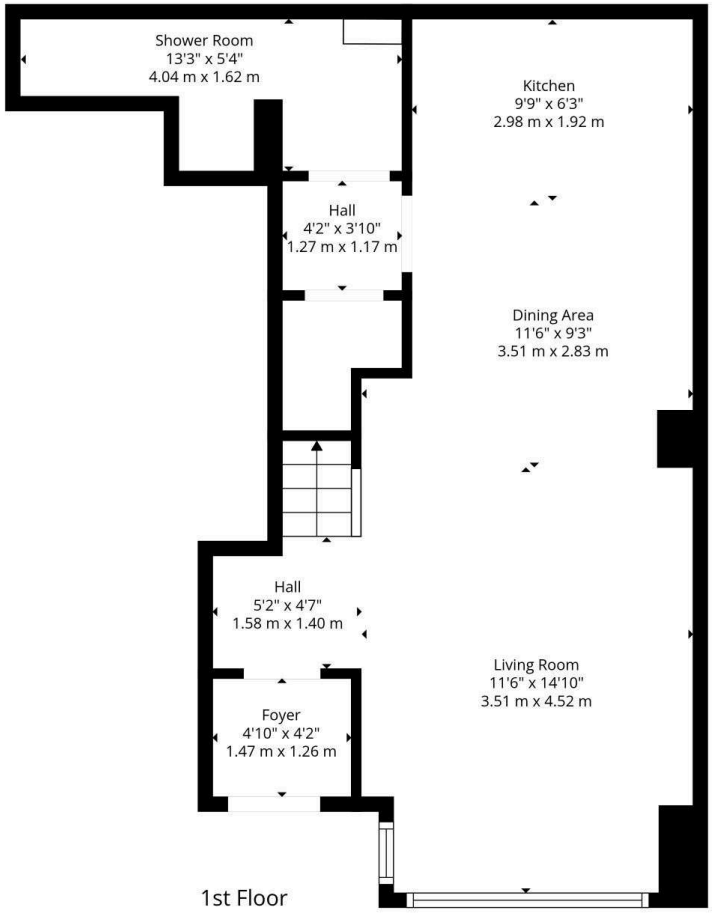


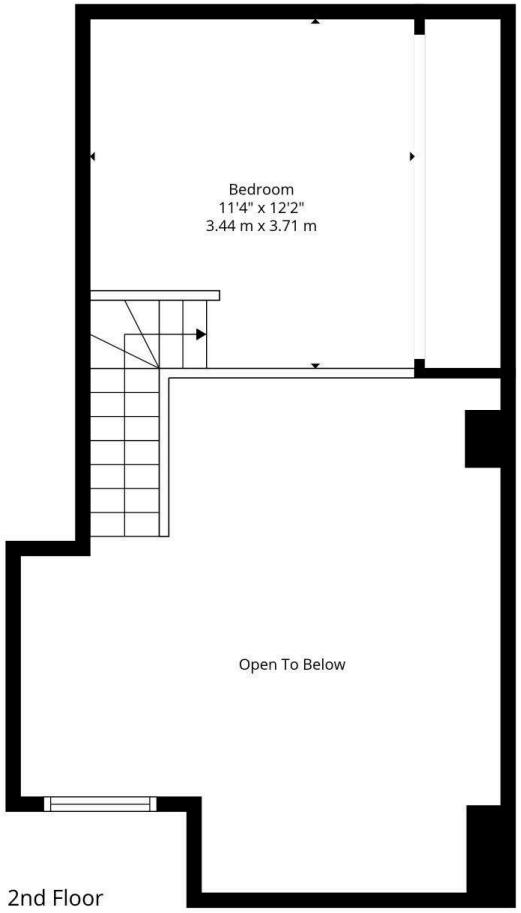
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Total: 670 sq. Ft, 62 m2
1st Floor: 476 sq. Ft, 44 M2, 2nd Floor: 194 sq. Ft, 18 m2
Excluded Areas: Open To Below: 249 sq. Ft, 23 M2, Walls: 106 sq. Ft, 10 m2

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

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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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