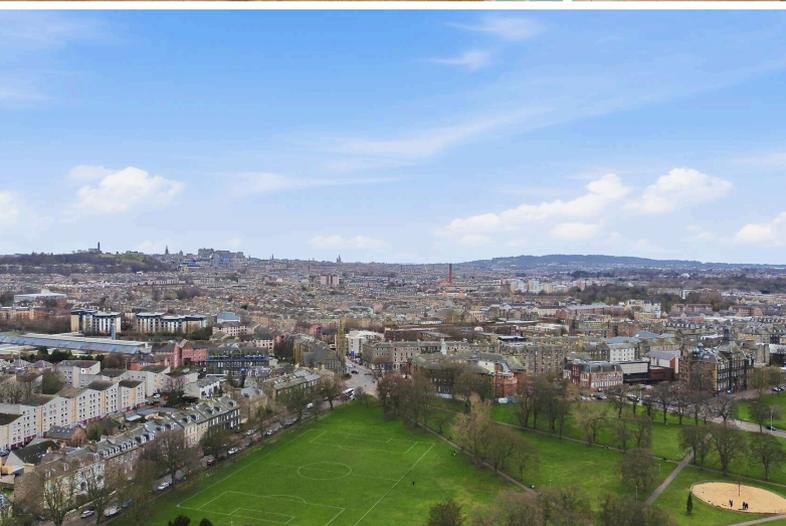
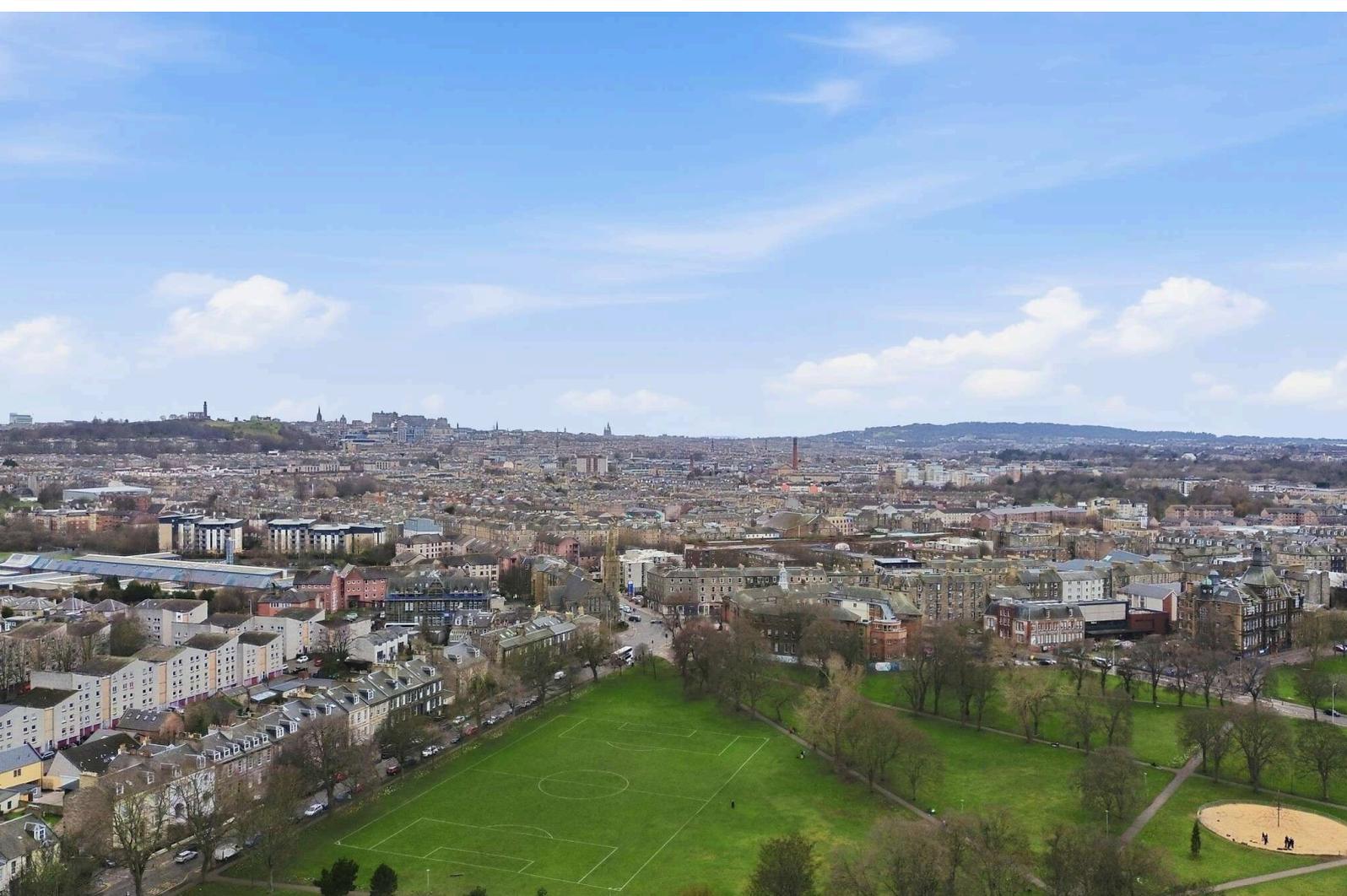




20 Duke Street  
Edinburgh, EH6 8HQ

- No onward chain - ideal investment or first time buy
- Secondary Glazing
- Electric Heating
- EPC: Rating D
- Council tax band: B
- Home report - £175,000
- Asking Price: Offers Over £170,000





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.

The front door opens into a practical entrance vestibule, leading through to an impressive open-plan living space. This bright and spacious area is finished with modern oak-effect flooring and enhanced by recessed ceiling lighting, while large windows flood the room with natural light, creating an inviting setting ideal for both relaxing and entertaining.

To the rear, the contemporary fitted kitchen is thoughtfully designed with modern cabinetry and integrated appliances including a fridge/freezer, washing machine, built-in oven and electric hob. Generous worktop space extends to a breakfast bar, perfect for casual dining or home working, while a stylish tiled splashback completes the space. The kitchen flows seamlessly into the living area, offering a highly sociable layout.

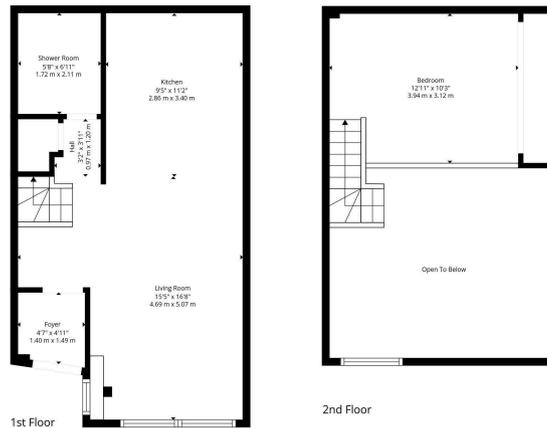
Additional storage is provided by a useful cupboard beneath the staircase. A separate door leads to a spacious, modern shower room featuring a walk-in shower, pedestal sink and WC.

A staircase rises to an impressive mezzanine-level bedroom overlooking the

living space below. With fitted mirrored wardrobes enhancing both storage and light, this unique loft-style design creates a striking and characterful living environment 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 Craighentiny 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, to and from the city centre including a tram stop a minutes walk from the property, providing easy access to surrounding areas.



Total: 576 sq. Ft. 53 m<sup>2</sup>  
 1st Floor: 400 sq. Ft. 37 M<sup>2</sup>, 2nd Floor: 176 sq. Ft. 16 m<sup>2</sup>  
 Excluded Areas: Low Ceiling: 9 sq. Ft. 1 M<sup>2</sup>, Open To Below: 186 sq. Ft. 17 M<sup>2</sup>, Walls: 84 sq. Ft. 8 m<sup>2</sup>  
(Usable) Figures Only. Measurements Are Deemed Highly Reliable But Are Approximate.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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