

183/5 Great Junction Street

EDINBURGH, EH6 5LQ



Spacious first floor flat forming part of a traditional building pleasantly situated in fashionable Leith



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This deceptively spacious first-floor flat forms part of a traditional building pleasantly situated in fashionable Leith, an excellent location for easy access to the finest amenities of the City Centre

THE KITCHEN/DINER



The well-proportioned interior is well laid out providing a comfortable home/investment opportunity with a welcoming entrance hall and a generous well-fitted kitchen/dining room.

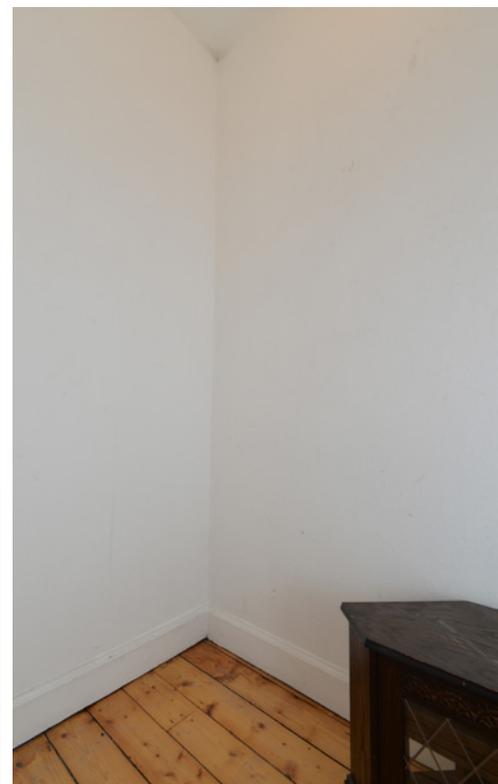


There are two comfortable double bedrooms, one of which gives access to a useful box room that could be used as an office/study space. A partially tiled three-piece bathroom with a shower over the bath completes the rooms on offer.

THE BATHROOM



BEDROOM 1



BEDROOM 2

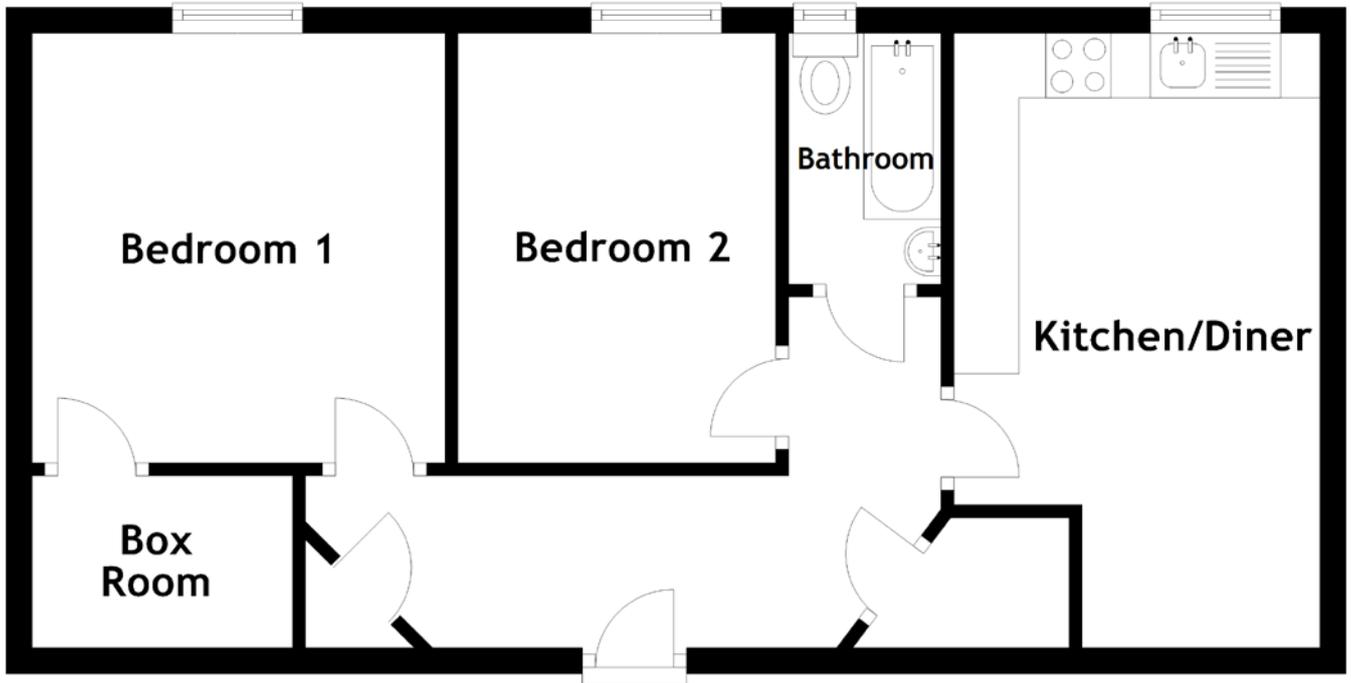


The property required modernization but further benefits include gas central heating, double glazing, useful storage, a secure entry system and unrestricted on-street parking closeby. Early viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

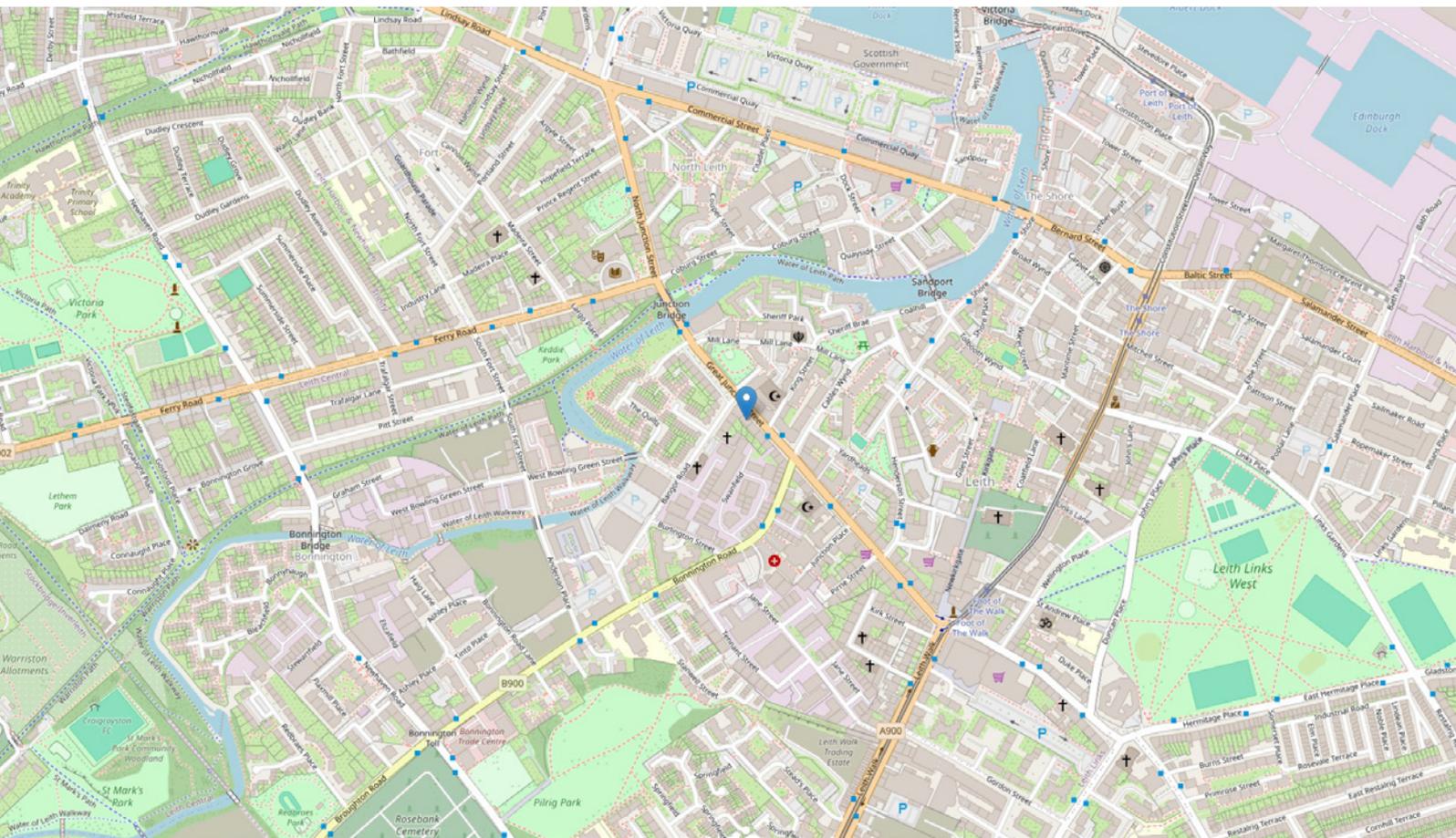


Approximate Dimensions (Taken from the widest point)

Kitchen/Diner 4.87m (16') x 2.81m (9'3")
 Bedroom 1 3.32m (10'11") x 3.17m (10'5")
 Box Room 2.00m (6'7") x 1.33m (4'4")

Bedroom 2 3.32m (10'11") x 2.44m (8")
 Bathroom 1.94m (6'4") x 1.17m (3'10")

Gross internal floor area (m²): 49m²
 EPC Rating: E



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.

The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city by-pass.



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