

108/10 Great Junction St

EDINBURGH, EH6 5LD



Beautifully refurbished third-floor two-bedroom apartment with allocated parking, stylish interiors, generous proportions, and excellent storage throughout



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Beautifully presented two-bedroom third-floor apartment offering generous proportions and allocated parking, set within a highly desirable residential setting.

The property has been the subject of extensive refurbishment throughout, including full redecoration, new flooring, a stylish new kitchen, and contemporary bathroom upgrades, creating a fresh and cohesive modern finish.

THE LIVING ROOM



A bright and welcoming hallway sets the tone on entry, leading into an exceptionally spacious layout with excellent flow throughout. The living room is particularly impressive in scale, enhanced by ceiling spotlights and a thoughtful connection through to the kitchen, allowing for a natural sense of openness while still retaining defined living and dining spaces.

THE KITCHEN/DINER & UTILITY



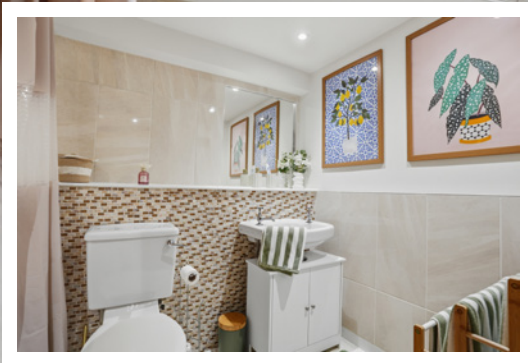
The kitchen is a standout feature of the home, offering ample room for a dining table and finished to a high standard with sage-toned cabinetry, marble-effect worktops, a Belfast sink, and elegant gold fittings and tapware, delivering a refined and contemporary aesthetic. Storage is a notable strength of the property, with three substantial cupboards, almost box room in scale, one of which has been thoughtfully adapted for use as a utility space.





The principal bedroom is generously proportioned and beautifully styled, featuring a bespoke painted finish and a striking feature ceiling. The second double bedroom is also of excellent size, both benefiting from integrated storage solutions. The accommodation is further enhanced by two well-appointed bathrooms. The en-suite to the principal bedroom is spacious and stylish, featuring a large walk-in shower and extensive mirrored finishes. The main bathroom offers a playful yet sophisticated design, complete with statement tiling and a full integrated bath and shower.

THE BATHROOM



BEDROOM 1



The en-suite to the principal bedroom is spacious and stylish, featuring a large walk-in shower and extensive mirrored finishes



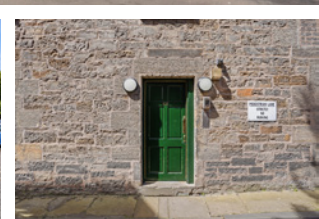
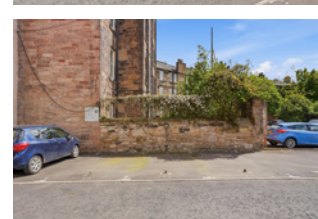
BEDROOM 2



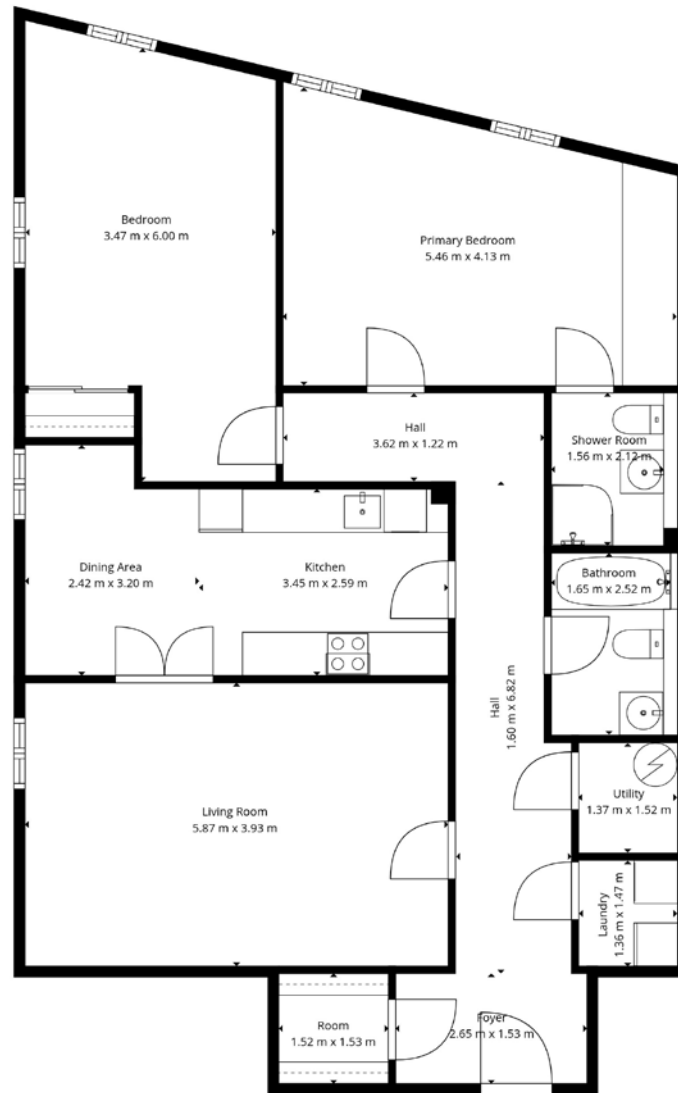
Externally, residents benefit from an allocated parking space and access to a well-kept communal garden with a paved seating area, providing a pleasant and practical outdoor extension of the home.

A superb opportunity to acquire a turnkey property of genuine quality, combining space, style, and thoughtful design throughout.

EXTERNALS

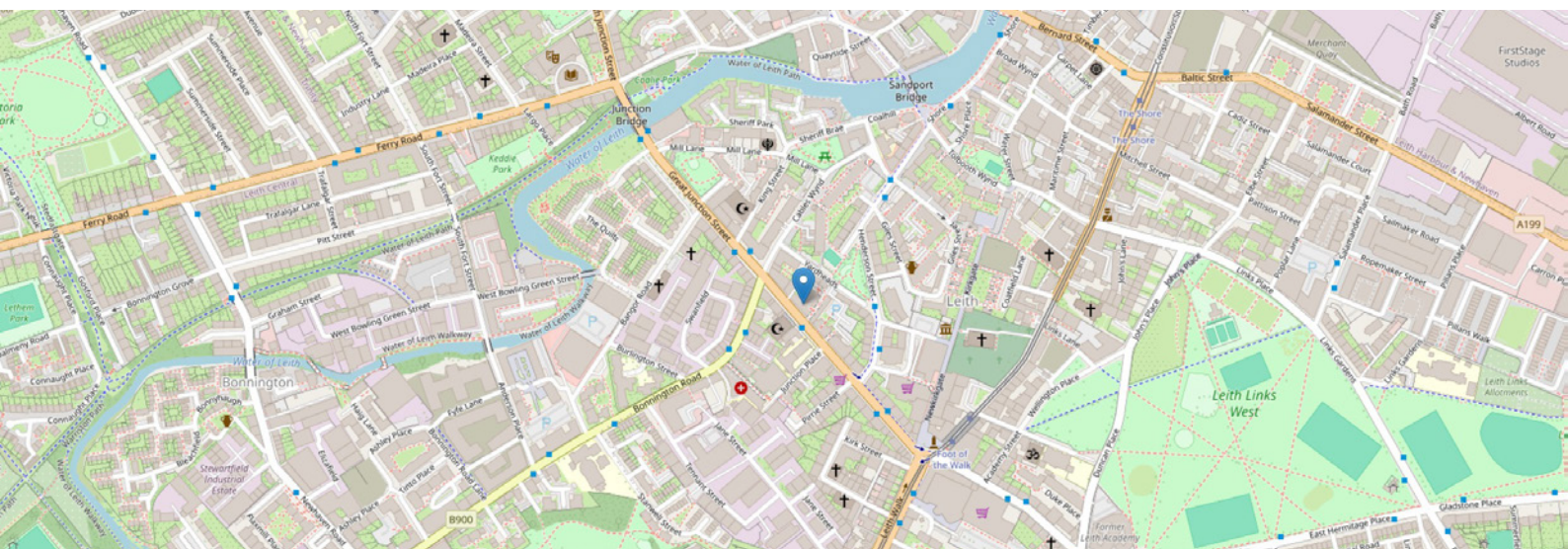


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 116m² | EPC Rating: C



THE LOCATION

Located in the heart of vibrant Leith, Great Junction Street offers an exciting blend of traditional Edinburgh character and modern urban living. The area is exceptionally well served by a wide range of local amenities, including independent cafés, popular restaurants, bars, supermarkets, and everyday convenience shops, all within easy walking distance.





The property benefits from excellent transport links, with frequent bus services providing quick and direct access to Edinburgh City Centre, Waverley Station, and surrounding districts. The nearby tram extension also offers seamless connectivity to Edinburgh Airport and the wider city network.

Leith is renowned for its thriving cultural scene and waterfront lifestyle, with The Shore just a short distance away, offering award-winning dining and scenic waterside walks. Residents are also within easy reach of green spaces such as Leith Links, as well as major city attractions including the St James Quarter and Edinburgh's historic Old Town.

This is a highly sought-after and well-connected location, ideal for those seeking a lively neighbourhood atmosphere combined with excellent accessibility to the rest of the city.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
ZARA GROSPELLIER
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.