

139/6 Great Junction Street

LEITH, EDINBURGH, EH6 5JB



*LARGE TWO BEDROOM FLAT
SECOND-FLOOR TENEMENT FLAT IN LEITH*



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McEwan Fraser Legal is delighted to present this two-double bedroom second-floor tenement flat to the market. The property has retained a host of period features and would make a superb acquisition for a buyer who is keen to make their mark on their new home.

The accommodation is focused on a generous living room with high ceilings, exposed floorboards, an ornate cornice, an Edinburgh press, and traditional sash windows. The living room has ample space for a variety of different furniture arrangements and a new owner will have plenty of flexibility to create their ideal entertaining space. The kitchen is accessed from the living room and, through clever use of space, offers reasonable prep and storage space that is arranged around a free-standing cooker.

Bedroom one is a generous double with neutral décor, laminate flooring, and plenty of space for a full suite of bedroom furniture. There is also a walk-in cupboard. Bedroom two, while unconventionally shaped, works very well and there is space for a large bed and plenty of supporting furniture. The accommodation is completed by a partially tiled bathroom and a separate WC. The property has gas central heating.







Bedroom 1

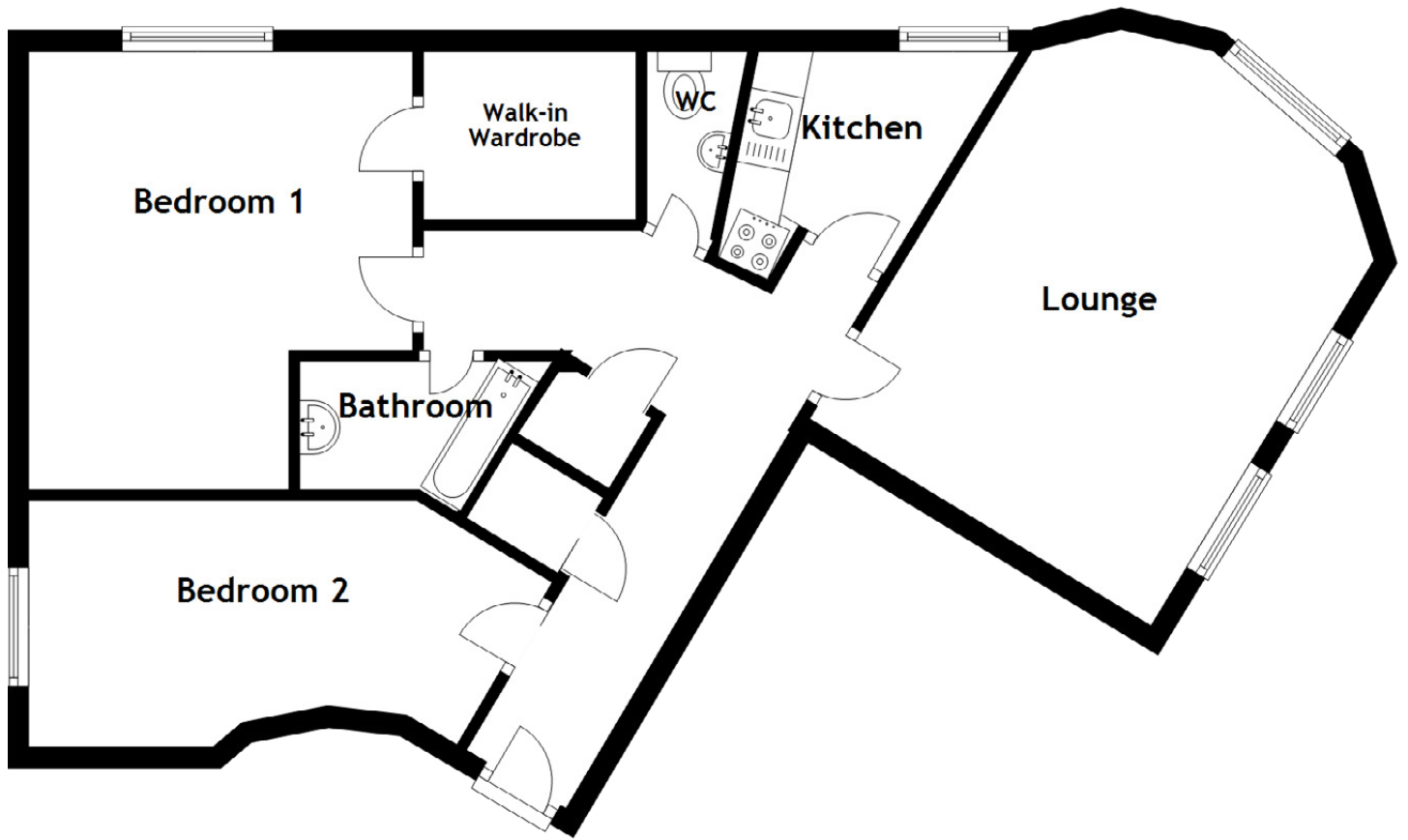




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

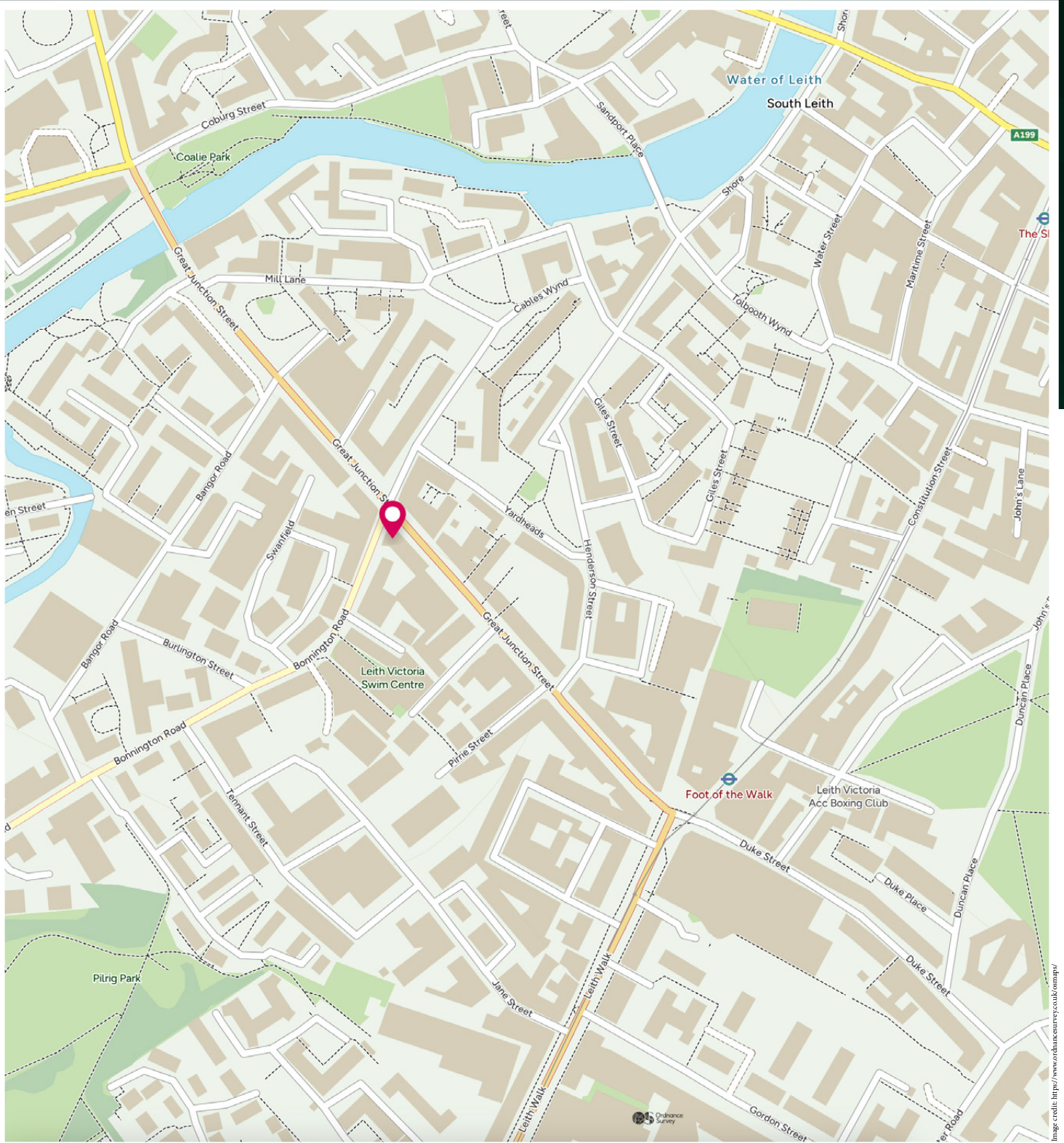
Lounge	4.43m (14'7") x 3.39m (11'1")	WC	2.08m (6'10") x 0.81m (2'8")
Kitchen	2.66m (8'9") x 2.30m (7'7")		
Bedroom 1	4.09m (13'5") x 3.58m (11'9")	Gross internal floor area (m ²): 70m ²	
Bedroom 2	4.35m (14'3") x 2.29m (7'6")	EPC Rating: C	
Bathroom	1.67m (5'6") x 1.56m (5'2")		



Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.



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