



Please contact us for more information: 0131 555 7055 | property@watermans.co.uk | www.watermans.co.uk 65/4 Great Junction Street Leith, Edinburgh EH6 5HX



Property Summary

Situated in the heart of cosmopolitan Leith, within its conservation area, this three-bedroom, two-bathroom second-floor flat forms part of a traditional tenement building and is presented with attractive, modern interiors and neutral décor throughout. The home is sure to appeal to a wide demographic and enjoys the best of both worlds: excellent amenities on the doorstep and the heart of the capital under two miles away, as well as scenic open spaces enviably close by.







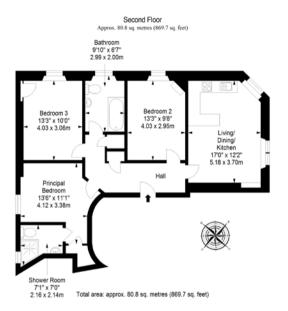


Features

- Traditional second-floor flat in Leith
- Secure shared entrance and stairwell .
- Welcoming entrance hall with built-in storage
- Dual-aspect open-plan kitchen, living and dining room
- Three double bedrooms (two with built-in storage)
- One en-suite shower room
- Stylish bathroom with shower-over-bath
- Access to a communal rear garden
- Controlled on-street parking (Zone N7), with unrestricted parking nearby Electric heating Traditional sash-and-case windows



Floorplan



EPC Rating - E | Council Tax band - C | Home Report value - £265,000

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Please Note: This property will be sold as seen, with no warranties and guarantees given to the working order of the system and appliances.



Price & Viewings

Please refer to our website www.watermans.co.uk

Edinburgh

5–10 Dock Place, Leith, EH6 6LU 0131 555 7055 property@watermans.co.uk

Glasgow

193 Bath Street, Glasgow, G2 4HU 0141 483 8325 property@watermans.co.uk

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