



Solicitors & Estate Agents









Offers Over
£195,000

139/12 Great Junction Street

Leith | Edinburgh | EH6 5JB

A fantastic opportunity has arisen to purchase this impressive and well-proportioned two bedroom top floor flat situated within the cosmopolitan district of Leith. Close to excellent amenities and transport links, the property will undoubtedly appeal to first time buyers, professionals or investors.

-  2 beds
-  1 public
-  1 bathroom
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B



Description

Internally, the accommodation in brief comprises of; welcoming entrance hallway with a skylight allowing for natural light and an overhead storage compartment, bright and airy lounge/diner with custom-built window seating and stunning views of Edinburgh Castle, Calton Hill and Arthur's Seat, fully-fitted kitchen with a range of white goods, tiling in splash areas and breakfast bar seating, first generous double bedroom with integrated wardrobes, room for freestanding furniture and an outlook over Great Junction Street, second sizable double bedroom with integrated wardrobes and room for different configurations, two-piece W/C, and a separate shower room with a single cubicle, heated towel rail and partial splash-paneling.

The property also benefits from a secure door entry system, gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; Fitted floor coverings, light fittings, blinds, curtains, hob, freestanding fridge and washing machine and freezer. Other items may be available through separate negotiation.

Gardens and Parking

For the car owner, there is on-street permit/metered parking available on Great Junction Street as well as surrounding streets to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The property is in the vibrant and sought-after Leith district of Edinburgh near 'The Shore' and is situated just 1.5 miles from the new St James Quarter of the City Centre. There is a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk and further amenities can be found in the cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are three large supermarkets (Aldi, Lidl and Tesco's) within walking distance. There are also a variety of great outdoor spaces nearby including the wonderful Leith Links, the Water of Leith Walkway, Holyrood Park and Arthur's Seat. Excellent public transport provides swift access to the City Centre and surrounding areas, and the new tram extension connects the area quickly to Edinburgh International Airport. By car, the City-Bypass & A1 are easily accessible with links to central Scotland's main motorway network.





Fourth Floor

Approx. Internal Area 64.06 Sq M / 690 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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