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Offers Over

£220,000

203/4 Great Junction Street

Leith | Edinburgh | EH6 5RU

This light-filled, generously proportioned duplex flat with resident's parking is conveniently positioned within the vibrant and cosmopolitan district of Leith, offering an abundance of local shops and services with superb transport links on hand, making it an ideal choice for modern city living.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal gardens
-  Resident's parking
-  EPC Rating – C
-  Council Tax Band – B



Description

The well-maintained accommodation would now benefit from some general modernisation and upgrading, offering an excellent opportunity for a new buyer with a vision to create a stylish home in a popular location. The property affords an abundance of natural light throughout and has the most incredible views towards Edinburgh Castle and Calton Hill from the reception room and private balcony. This property shall undoubtedly appeal to the first-time buyers, professionals or small families alike and merits internal viewing to be fully appreciated. Access is via a secure communal entrance with Flat 4 located on the 1st floor and comprising: welcoming hallway providing an excellent range of storage provisions. There is a spacious, front-facing dining kitchen enjoying a leafy aspect with parkland beyond. Fitted with wall and base units with the cooker, fridge/freezer and washing machine included in the sale. Located to the rear and overlooking the communal gardens grounds are the two sizable double bedrooms. The partially tiled bathroom comprises of a white three piece suite with electric shower over the bath. A split-level carpeted staircase leads to the upper floor which houses the particularly spacious, exceptionally bright reception room affording a south-westly aspect with super views towards Edinburgh Castle & Calton Hill. There are three further storage cupboards offering practical storage solutions and a real standout feature is the private balcony, where you can enjoy stunning open views of the city skyline. Further benefits include interlinked smoke and heat detectors, partial gas central heating and double glazing.



Extras

All the fitted floor coverings, light fittings and curtains shall be included in the sale together with the cooker, fridge freezer, washing machine, and freestanding wardrobes in bedroom one.

Gardens and parking

The property is further enhanced by well-maintained communal gardens, offering an ideal green space in the heart of the city. Resident's parking is available within the development and there is a separate lock-up located on the lower stairwell.

Factors

Manor Estates are the Factoring Agents for the development to which a fee of approximately £518 per annum is payable (in two instalments) for the upkeep of the communal garden grounds, stair cleaning and maintenance and includes block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





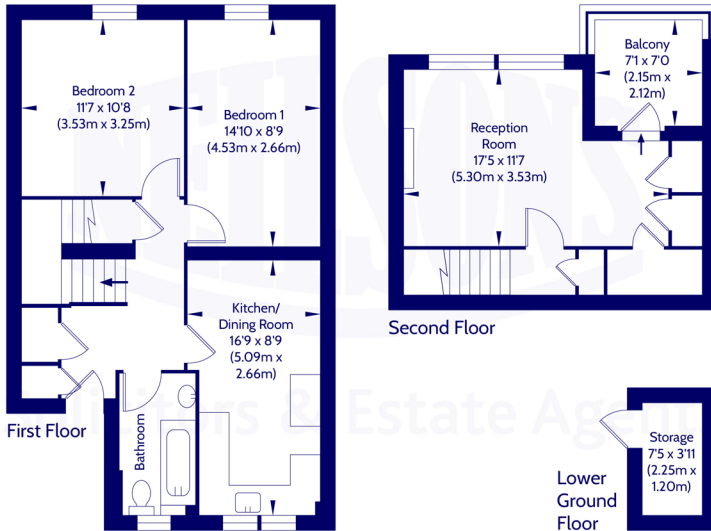
Location

203 Great Junction Street forms part of 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 Great Junction Street and Leith Walk with further amenities available at 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 and 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.





Approx. Gross Internal Floor Area 78.83 Sq M / 849 Sq Ft.



Area excludes balcony and lower ground floor storage.
All measurements are approximate. 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.



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