



139 1f2 Great Junction Street, Edinburgh, EH6 5JB





## Welcome

Welcome to Great Junction Street, this bright and spacious two bedroom first floor flat forms part of a traditional tenement building with secure entry system. The property is ideally located in the heart of Leith with an abundance of local amenities right on your doorstep, transport links are available with an excellent bus and tram service to get you around the city. The property would make an ideal first time buy or investment opportunity. Presented to the market in good order throughout,.

- Reception hallway.
- Living and dining room.
- Fully equipped kitchen with integrated appliances.
- Two double bedrooms.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Gas central heating.
- Double glazing.











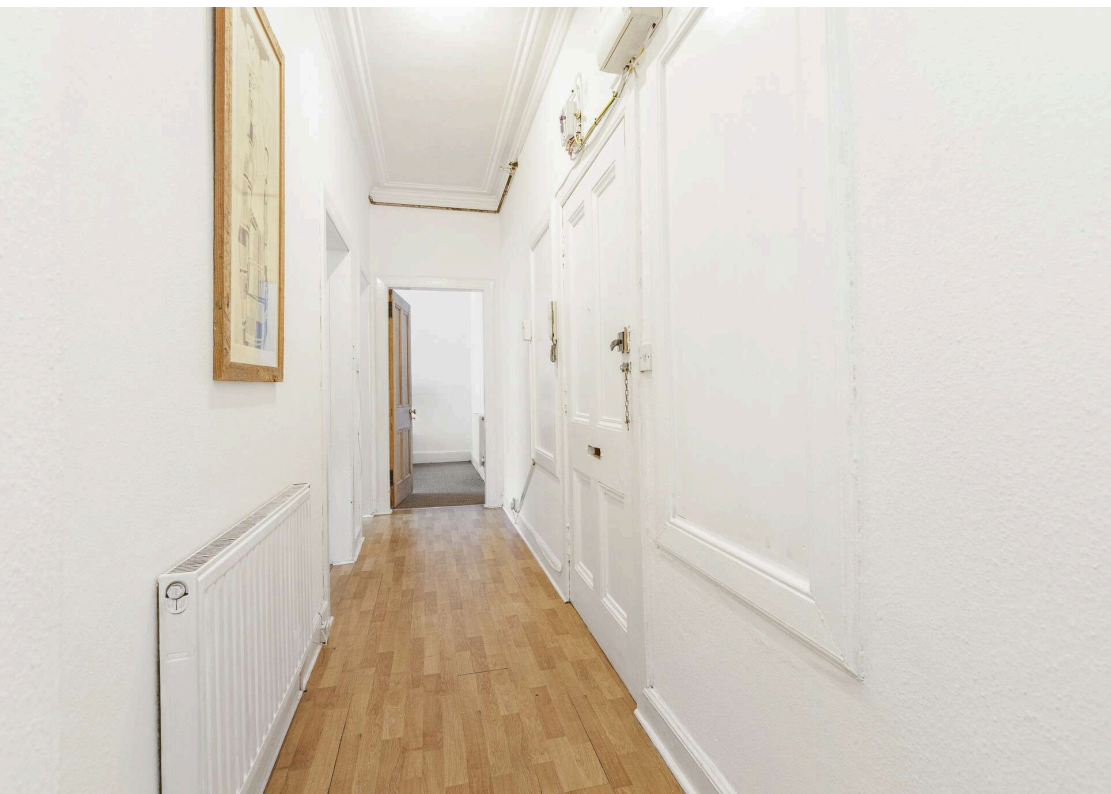
## Leith

Leith is a renowned and historic port area of Edinburgh, and a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high street names, restaurants, gyms, and multi-screen cinemas. There are numerous public parks and squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the recent tram extension between Edinburgh Airport and Newhaven.

## Extras

Included in the sale are the integrated kitchen appliances, white goods, fixtures & fittings and all floor coverings.  
Furniture available by separate negotiation.







# Get in touch

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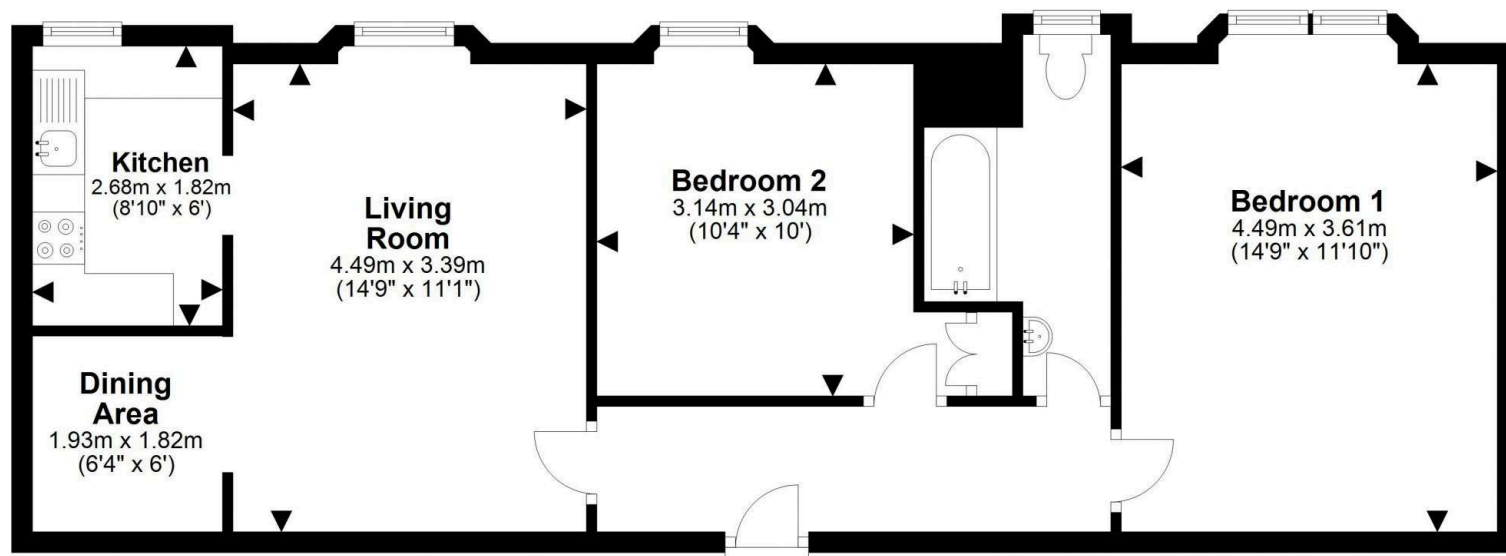
Bruntsfield Office:

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Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

