



37 (1F1) Great Junction Street

Leith, Edinburgh, EH6 5HX 1





Forming part of a traditional building, this two-bedroom first-floor flat is a charming residence which is presented in true move-in condition. It features beautiful modern interiors that are neutrally decorated and finished to high standards. Furthermore, it has a sought-after location in a conservation area by Leith Links. The home is set within easy reach of fantastic amenities, and is just a brief walk from supermarkets, restaurants, and popular bars. It also has regular bus links to hand, with a nearby tramline to the city centre and airport within easy strolling distance too.

The flat is reached via a shared entrance and stairwell, the front door opening to a central hall that offers a wonderful introduction and access to a private attic for storage. The living room continues the hall's attractive neutral décor and wood-textured floor – an effective look that is inviting and homely. This reception room is well proportioned for comfy lounge furniture and it sees lots of natural light throughout the day thanks to a southwest-facing window. The adjacent kitchen is openly accessed. It is fitted with modern base cabinets in white, topped with wooden worksurfaces that are framed by stylish splashback tiles. It is an attractive and practical design that perfectly suits the space. It comes with an integrated ceramic hob and an oven/dishwasher combo. Set side by side, the two bedrooms echo the aesthetic of the living area, which enhances a bright and airy ambience.

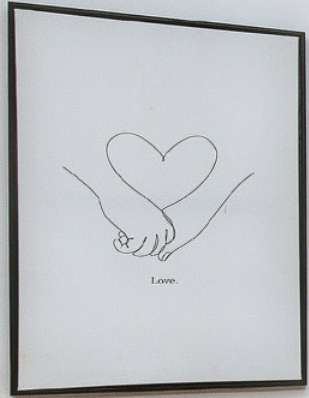
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- First-floor flat with modern interiors
 - Presented in move-in condition
 - Part of a traditional building
 - In the Leith conservation area
 - Neutral décor and oak flooring
 - Welcoming entrance hall
 - Southwest-facing living room
 - Stylish modern kitchen
 - Two bedrooms with fitted storage
 - Quality three-piece shower room
 - Access to a private attic for storage
 - Controlled permit parking (Zone N7)
 - Gas central heating and double glazing
 - EPC Rating - C





**“Southwest-facing
living room,
a stylish modern kitchen
and two bedrooms with
fitted storage”**







The principal bedroom, with a tasteful accent wall, has the larger footprint and the benefit of a shelved recess and display shelving. The second bedroom provides owners with additional flexibility, whether used as an office for city professionals, a child's bedroom for families, or a guest space for friends and family. It is also equipped with open wardrobe fixtures for added convenience. The home is finished by a quality shower room, decorated in white and with on-trend splashback tiles. It features a three-piece suite and plumbing for a washing machine. Gas central heating and double glazing ensure year-round comfort.

Outside, residents have access to controlled permit parking (Zone N7) - an essential feature in Leith.

Extras: all fitted floor and window coverings, light fittings, integrated appliances, and a washing machine to be included in the sale.



Leith

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. In addition, a tram link along Constitution Street provides the area with a direct commute through the city centre to the airport. The school catchment area covers early years, primary, and secondary education.

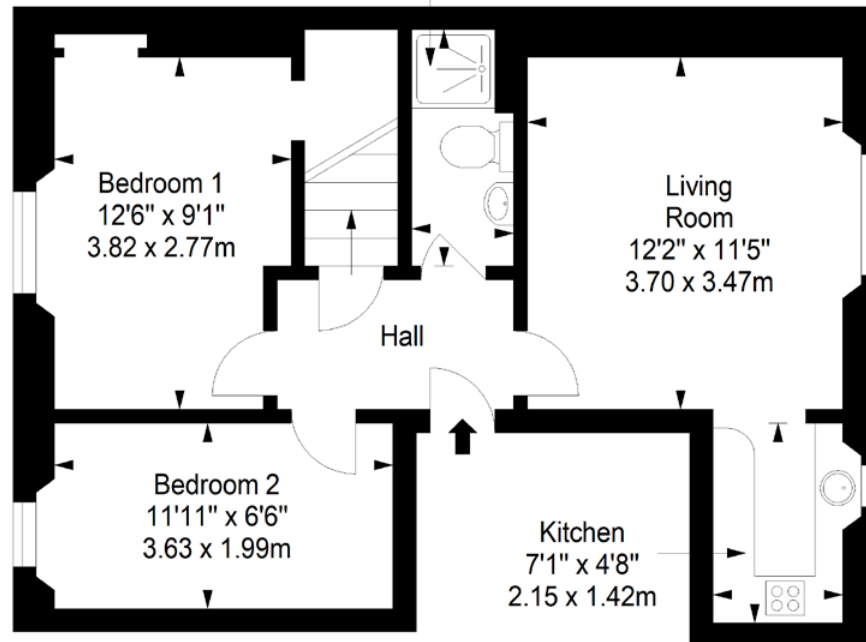
Floorplan

First Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



Shower Room
8'9" x 3'8"
2.67 x 1.11m



Total area: approx. 45.8 sq. metres (493.0 sq. feet)

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