



58/8 Great Junction Street

Leith, Edinburgh, EH6 5LD

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Brought to market in true walk-in condition, this traditional third/top-floor flat has been fully refurbished to exceptional standards. It features a brand-new kitchen and shower room, new double-glazed windows, new high-quality (oak-style) flooring, fresh decoration and new plaster, and upgraded electrics, including full rewiring and a new fuse box. Bright and spacious, the attractive home further benefits from a sought-after setting in the Leith conservation area. It is within easy reach of outstanding amenities, schools, and idyllic green spaces; plus, bus and tram links to the city centre are practically on the doorstep. Given its highly desirable location, the flat will certainly be in high demand, especially amongst city professionals.

Accessed via a secure shared entrance and stairwell, the home's front door opens into an inviting hall, which leads to all accommodation. It offers generous built-in storage and immediately sets the high standards. To the right is the open-plan kitchen, living and dining room. This reception area continues the hall's neutral palette and wood-inspired floor, creating a blank slate for buyers. The room spans the depth of the flat and it is brightly illuminated by a southwest-facing window. A fitted cupboard completes this reception area. The kitchen itself has a stylish design that compliments the colour scheme, heightening the sense of space. It is fitted with modern cabinets and chunky wood-toned worktops, framed by fashionable metro-style splashbacks. For a streamlined finish, it incorporates a suite of brand-new integrated appliances (ceramic hob, concealed extractor, oven, fridge/freezer, microwave, and washing machine). Set side by side, the two double bedrooms mirror the aesthetic and aspect of the living area, enhancing a bright and airy ambience.

Features

- Fully-refurbished third/top-floor flat
- Part of a traditional tenement building
- In the Leith conservation area
- Near amenities, schools and transport links
- Modern neutral interiors throughout
- Entrance hall with generous storage
- Open-plan kitchen/living/dining room
- Stylish, brand-new kitchen
- Two airy double bedrooms
- Brand-new three-piece shower room
- Enclosed communal garden
- Controlled permit parking (Zone N8)
- Gas central heating system
- New heritage-style double-glazed sash windows
- EPC Rating - C





“Fully-refurbished third/top-floor flat in move-in condition in the Leith conservation area, near amenities, schools and transport links”









The principal bedroom has the larger footprint and its high ceiling is accentuated by ornate cornice work and a ceiling rose. Both rooms are well proportioned to accommodate an excellent choice of bedside furnishings. The accommodation is completed by a contemporary three-piece shower room, complete with a walk-in shower and premium tile work. The property has gas central heating and heritage-style (wood-framed) double-glazed sash windows.

Outside, there is an enclosed garden for communal use. Conveniently, there is also controlled permit parking in effect (Zone N8).

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

Leith

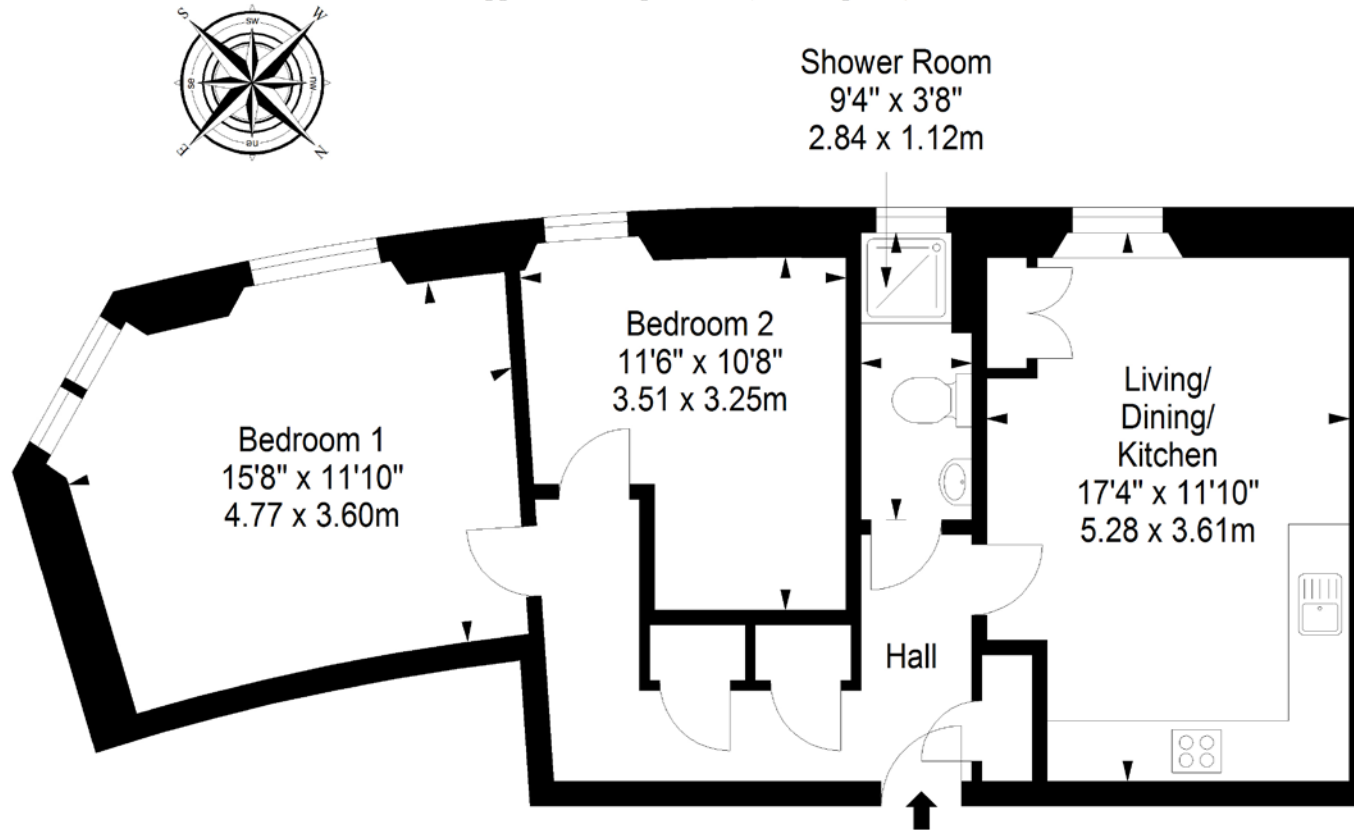
Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, 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. Furthermore, there is a new tramline through Leith, providing another swift connection to the city centre all the way to the airport. The school catchment area covers early years, primary, and secondary education.



Floorplan

Third Floor

Approx. 59.5 sq. metres (640.5 sq. feet)



Total area: approx. 59.5 sq. metres (640.5 sq. feet)

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