



8/5 Great Junction Street

Leith, Edinburgh, EH6 5LA

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Featuring spacious and airy rooms with high ceilings, this third-floor city flat is a stylish and sophisticated one-bedroom home that offers beautiful interiors complemented by period architecture. It forms part of a traditional tenement building and it has a highly desirable position in Leith, set just a stone's throw from thriving amenities, popular restaurants and bars, and outstanding transport links, including a tram line to the city centre and airport.

The flat is access via a secure telephone-entry system and a shared stairwell, the front door opening to a central hall that instantly sets the high standards of the accommodation. It also provides a traditional clothes pulley before leading through to the living room. This elegant reception area continues the hall's rich wood-textured floor, pairing it with olive tones and white detailing – an effective and inviting look. The room is brightly lit by twin southwest-facing windows and it has a feature mantelpiece and a shelved recess for added decoration. Meanwhile, the breakfasting kitchen is well-appointed with excellent cabinet storage and workspace, finished in attractive hues against a crisp white backdrop. A gas cooker, a fridge, a freezer, and a washing machine are included, and the space further benefits from a charming snug area for relaxing with a hot drink.



Features

- A spacious and stylish third-floor flat
- Part of a traditional tenement building
- Set in the Leith conservation area
- Sophisticated interior design throughout
- Secure telephone-entry system
- Hall with traditional clothes pulley
- Living room with southwest-facing aspect
- Well-appointed breakfasting kitchen
- Spacious and airy double bedroom
- Modern 2pc shower room and 2pc WC
- Controlled permit parking (Zone N8)
- Gas central heating system
- Traditional sash windows
- EPC Rating - C

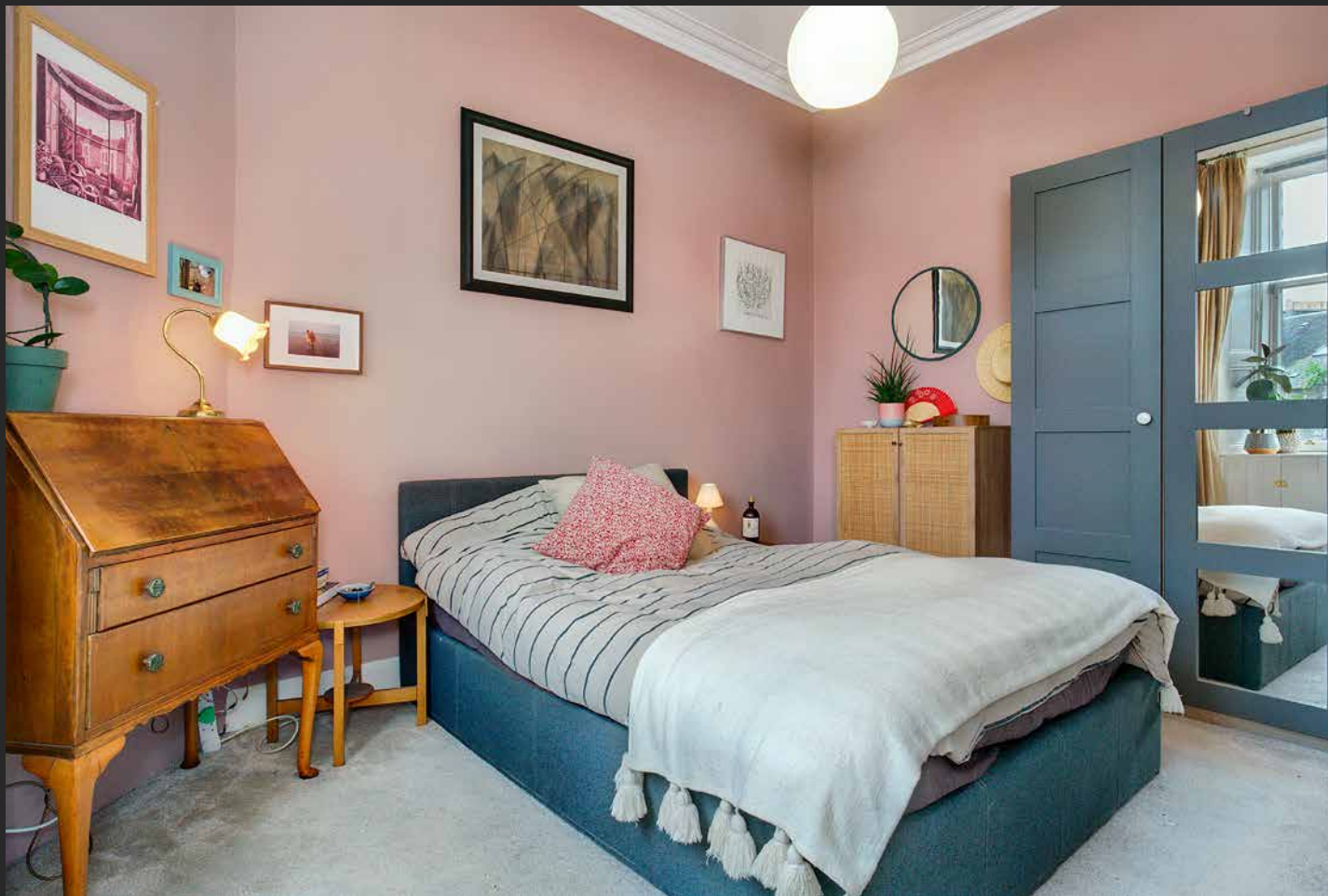




“Stunning views of iconic Arthur’s Seat,
a living room with southwest-facing aspect
and a well-appointed breakfasting kitchen”







Set beside the living room and sharing the same southwest-facing aspect, the double bedroom has a light-filled ambience and a spacious footprint for bedside furniture. It is beautifully decorated too, and laid with a plush carpet. Completing the accommodation is a modern two-piece shower room, with on-trend tiling and an overhead rainfall shower, as well as a separate two-piece WC. Gas central heating ensures year-round comfort, alongside traditional sash windows for a flood of natural light.

Externally, the property offers easy access to idyllic green spaces, including Leith Links and Pilrig Park. Homeowners also have access to controlled permit parking (Zone N8).

Extras: all fitted floor and window coverings, select light fittings, a gas cooker, a fridge, a freezer, 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. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the fashionable Shore: a highly sought-after waterfront with an array of pubs and award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces as well, 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. The area also benefits from a wealth of retail outlets and it is within easy reach of the St James Quarter, which is home to a fantastic selection of high-street favourites, designer stores, and entertainment facilities. Leith is also home to Ocean Terminal shopping centre, which hosts additional stores, family restaurants, a 24-hour gym, and a multiplex cinema. For further shopping and cultural facilities, Edinburgh city centre is easily accessible via a tram link along Constitution Street, providing the area with a direct commute through the city centre to Edinburgh International Airport. Also, there are fantastic bus services both day and night, and there is also a direct bus link to the airport. In addition, the school catchment area covers early years, primary, and secondary education.





CENTRAL BAR

9

peko tea

LOGAN & MALLOCH

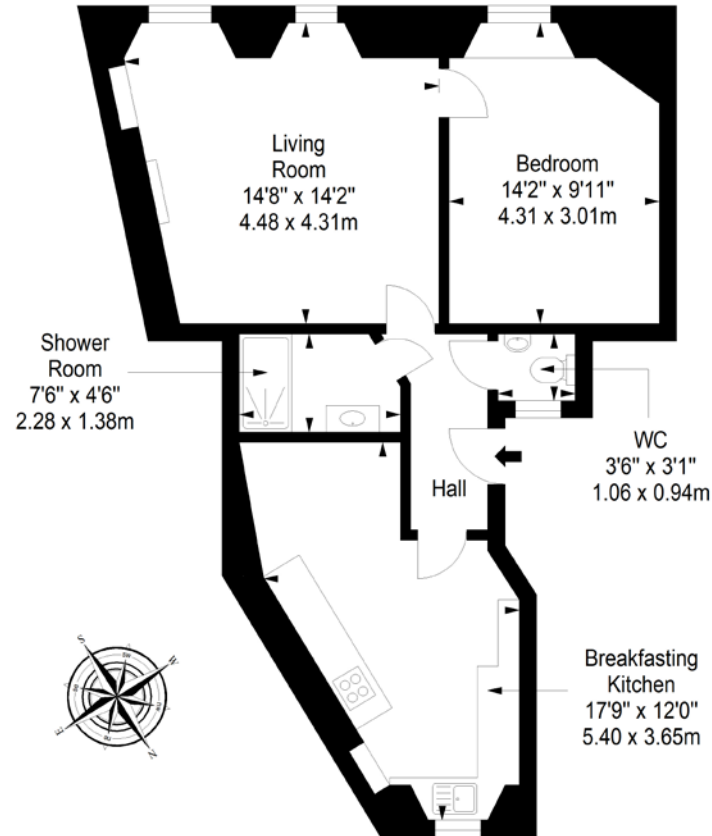
ARGONAUT BOOKS

KRE

Floorplan

Third Floor

Approx. 53.4 sq. metres (574.8 sq. feet)



Total area: approx. 53.4 sq. metres (574.8 sq. feet)

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