



22/7 Great Junction Street
Leith, Edinburgh, EH6 5LA



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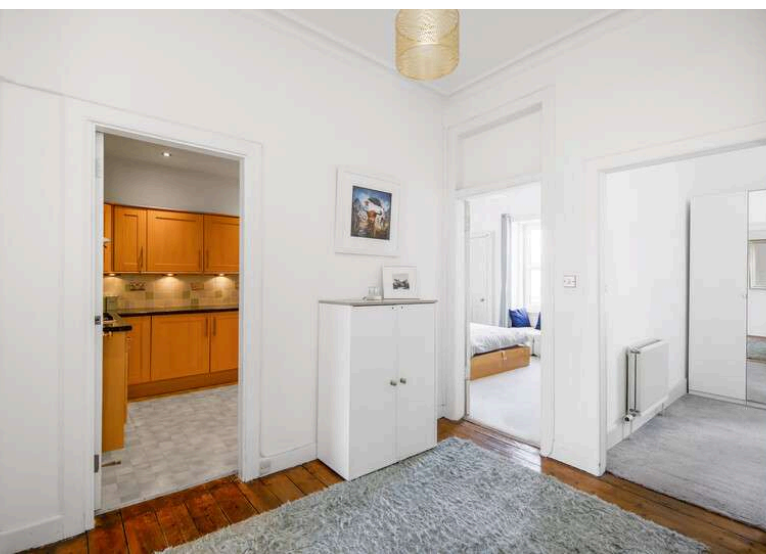


22/7

Great Junction Street

This stunning and sunny third floor flat forming part of a traditional tenement is presented to the market in true move-in condition. Excellently located just at the foot of Leith Walk, with access to excellent amenities and adjacent to the idyllic Leith Shore.

- Southerly open aspect
- Attractively presented and generously proportioned
- Welcoming reception hallway
- South West facing twin windowed lounge
- Well-appointed spacious kitchen
- Two large double bedrooms
- Newly renovated three piece bathroom
- Gas central heating & double glazing
- Well kept stairway w/secure entryphone
- Shared garden
- Permit parking



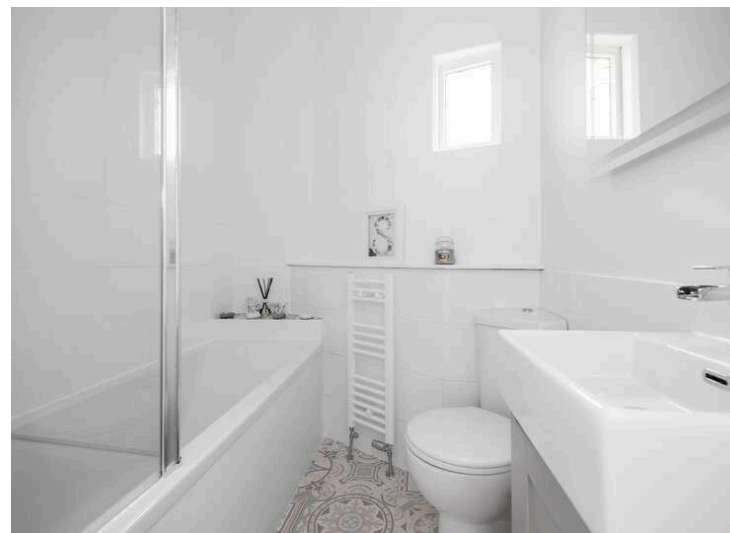
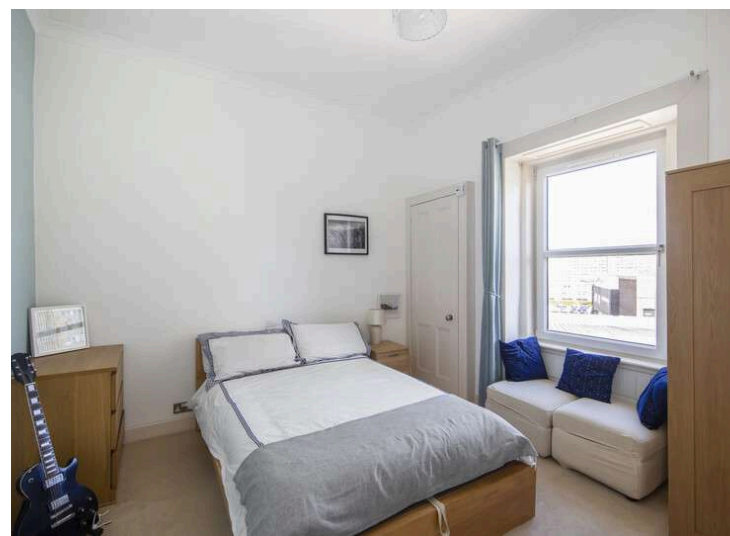
Home Report: £240,000

EPC Rating: C

22/7 Great Junction Street is entered off a common stairway with security entryphone system (entryphone - 3F1) and offers generous and flexible accommodation of character enjoying the benefit of gas central heating, double glazed window units, hardwood flooring and a sunny open outlook with a flood of natural light to the front. The accommodation comprises broad reception hall, twin window lounge, fitted kitchen with excellent storage and counter space to include gas hob electric oven, cooker hood, washing machine, dishwasher and under counter fridge and freezer, two recently decorated double bedrooms and bathroom with electric shower.

There is an area of shared garden ground to the rear of the building and restricted on street parking on Great Junction Street with zoned permit parking in the adjacent streets.

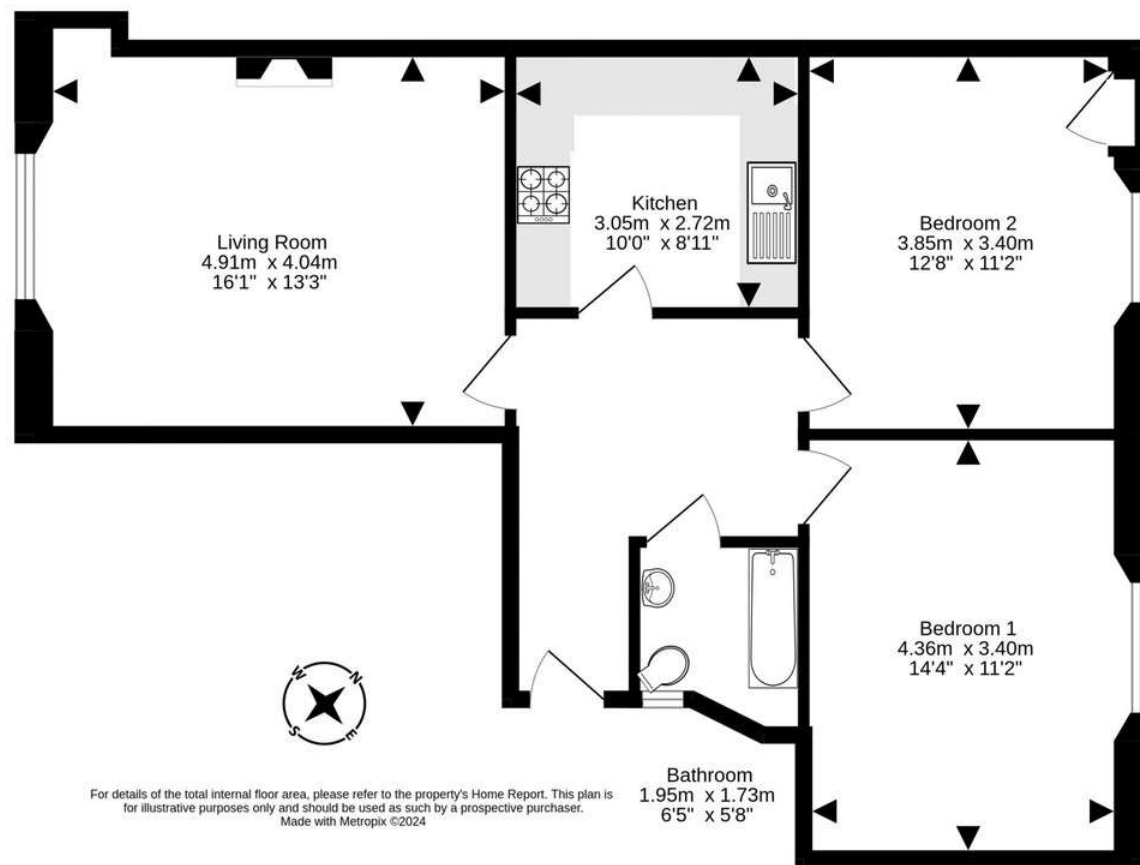
Extras: To include all fitted flooring and fitted carpets; curtains; light fixtures; oven; hob; cooker hood; fridge; freezer; washing machine; and dishwasher in the sale.



Located just a few miles north-east of the city centre, 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. 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 eateries, including a number of 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.

The City Centre is easily accessible by bus, day and night and the tram line runs through Leith proving another swift connection through the City Centre, out to the airport. The school catchment area covers early years, primary and secondary education.



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