



215/3  
Great Junction Street  
Edinburgh  
EH6 5RU





Viewing is highly recommended of this two bedroomed maisonette flat set over two levels within the ever-popular Leith area. Whilst requiring some modernisation and upgrading, the property is a short distance from the trendy shore area and would appeal to a variety of first-time buyers and buy to let investors. There is a range of High Street shops, cafes, restaurants, multi-screen cinema and gym in the nearby Ocean Terminal as well as regular bus services to the City Centre and surrounding areas.

The property is set over two floors and opens to a welcoming entrance hall with three handy cupboards, a secure entry phone system and stairs to the upper level. The kitchen/dining room offers a range of wall and base units. Space for freestanding appliances. The two double bedrooms are a good size and both to the rear with space for freestanding furniture. Completing the accommodation is the front facing shower room which includes a WC, wash hand basin within a vanity unit and double shower enclosure.

Upstairs, the living room has built in storage cupboards and is excellent proportioned with space to accommodate a dining area. There is a door out to a paved balcony with views over the communal rear garden. The flat also benefits from gas central heating and double glazing.



Viewing by appointment on 0131 524 3800











Situated in Edinburgh's vibrant and thriving Leith, the property enjoys access to a wonderful array of amenities along with close proximity to the city centre. Enjoy superb dining at the Shore which boasts Michelin-starred restaurants including Martin Wishart's and The Kitchin alongside other renowned eateries and historic pubs such as The Kings Wark and The Ship on The Shore. Leith Walk is a cosmopolitan and bustling thoroughfare where you can discover a variety of takeaways, pubs, restaurants and cafès or visit Ocean Terminal with its high street eateries such as Pizza Express alongside its multi-plex Vue Cinema.

Scenic green spaces including Pilrig Park, Victoria Park and Leith Links are within easy reach and include recreational sports pitches, tennis courts, pétanque, play areas, and picturesque walkways. David Lloyd Health Club at Newhaven with its indoor and outdoor swimming pools, tennis courts, state-of-the-art gym, and fitness classes is under a ten-minute drive and Craightinny Golf Course is not much further. Daily shopping is well-catered for with a large Tesco at the foot of Leith Walk, an Aldi on Commercial Street, and a variety of convenience stores.. A short walk to the tram ink at Ocean Terminal as well as the excellent bus service, travel to and from the city centre and beyond is regular and swift.

EPC Band- C

Council Tax Band- C





## vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
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