



Leith

203/5 Great Junction Street
EH6 5RU



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EPC Rating

Buzzer No. 5 - Maisonette set over 2 floors

OFFERS OVER £240,000

- Entrance hall
- Dining kitchen
- Living room with balcony off
- 2 double bedrooms
- Bathroom with shower

- Gas central heating
- Double glazing
- Exceptional views
- Secure entry phone system
- Residents parking
- Well maintained communal gardens
- Attic
- Private lock up on lower ground floor



Viewings - Open viewing on Sunday
between 13:00 & 14:30 or by appointment
call Beveridge & Kellas on [0131 554 6321](tel:01315546321)

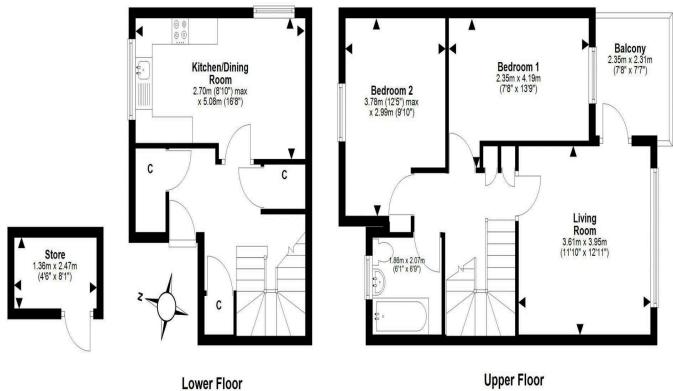






Viewing is highly recommended of this two bedrooned maisonette flat set over two levels within the ever-popular Leith area. The property is a short distance from the trendy shore area and would appeal to a variety of first-time buyers and buy to let investors. There is a range of High Street shops, cafes,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

Accessed via a secure communal stairwell the property opens to an entrance hall with three handy built in storage cupboards, an entry phone handset and the kitchen off. The front facing dining kitchen features base and wall units, slot-in electric cooker, freestanding fridge, freezer and a washing machine. Upstairs the landing benefits from 2 further built in cupboards and gives access to the rest of the flat. The bright rear facing living room enjoys exceptional views to Salisbury Crags, Edinburgh Castle and Calton Hill, as well as a patio balcony off which would be ideal for alfresco dining. The flat enjoys a double bedroom to the front and another to the rear. Completing the accommodation is a front facing bathroom which is fully tiled and comprises of a WC, wash hand basin, and bath with overhead electric shower unit.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor areas, please refer to the House Report.

Additional benefits include gas central heating, double glazing, well maintained communal gardens, residents parking within the development and a private lockup unit on the ground floor of the block.

Factor: Manor Estates Housing Association, Suite 4, 5 New Mart Place, Edinburgh, EH14 1RW **Fees:-** Factoring £213.00pa / Garden £20.01pa / buildings insurance £305.00 Deposit held £30

EXTRAS

To include the white goods, carpets, blinds/curtains, light fittings (no warranties to be given). Other items of furniture open to separate negotiation.

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: [0131 554 6321](tel:01315546321), Fax: [0131 553 5319](tel:01315535319), DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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