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169/5 Great Junction Street

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Set on the second floor of a traditional tenement building on vibrant Great Junction Street, this well-proportioned two-bedroom flat offers an excellent opportunity for first-time buyers and investors alike.

The accommodation is thoughtfully arranged around a central hallway, leading to a bright and spacious living room/kitchen, providing a sociable open-plan space ideal for modern living. The kitchen area is neatly arranged with ample worktop space and storage. There are two comfortable double bedrooms, with the principal bedroom offering particularly generous proportions. A contemporary bathroom with three-piece suite completes the internal accommodation. Additional storage is provided by multiple cupboards off the hallway.

Attractive shared back garden, south facing with a pond and lots of greenery.

Great Junction Street is perfectly positioned in the heart of Leith, surrounded by an excellent selection of local shops, cafes, and restaurants. The fashionable Shore, with its lively bars and waterside dining, is just a short distance away, while Edinburgh city centre is easily accessible by foot, bus, or tram.

- This is an ideal first home or a sound buy-to-let investment in a highly sought-after and well-connected location.
- Second floor flat within traditional tenement building
- Sought-after Great Junction Street location in the heart of Leith
- Bright open-plan living room/kitchen ideal for modern living
- Two well-proportioned double bedrooms
- Excellent local amenities: shops, cafes & restaurants on doorstep
- Close to The Shore and easy access to Edinburgh city centre

All fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob/oven, extractor hood, fridge/freezer and washing machine are included in the sale price.

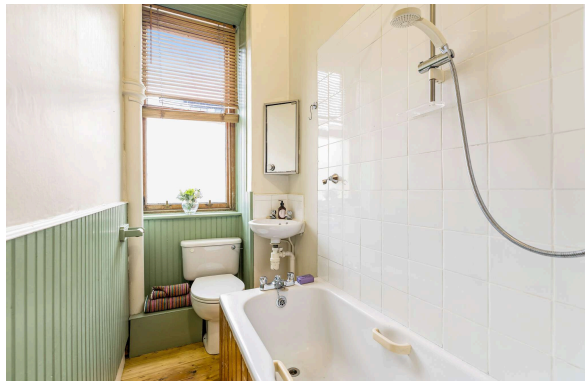
Items of furniture can also be included in the sale.

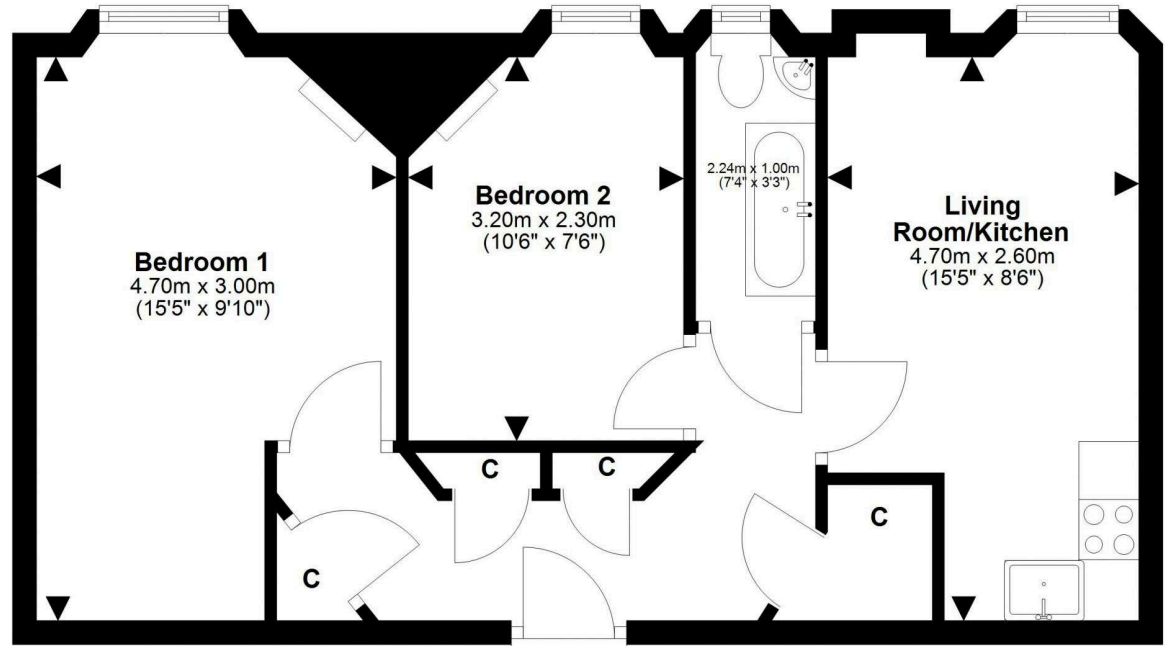
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. You will find an exceptional selection of shops, international food stores, supermarkets, street food events and a Farmer's Market. Nearby Ocean Terminal shopping centre is home to a range of High Street shops, a multiscreen cinema, gym, and you'll find outstanding retail and food outlets at St James Quarter. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green space of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre offers a swimming pool, fitness classes and gym. The area benefits from an excellent public transport system with 24-hour buses and a tramline running from Newhaven to Edinburgh Airport.

EPC E, Council tax band B. There is no factor associated with this property.





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