



19 Great Junction Street, Leith
LEITH | EDINBURGH | EH6 5HX

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solicitors & estate agents



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Beautifully presented, one-bedroom main door flat situated in the highly sought after Leith district of Edinburgh.

This stunning apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. From the entrance, stairs take you up to the main living area where the open plan living/dining room/kitchen offers a great space for relaxing or entertaining guests. The bedroom is a well sized double with integral cupboard storage, and a contemporary shower room completes the internal accommodation.

Nearby amenities include a range of retail outlets in addition to stylish bars, cafes and restaurants just a short walk away at The Shore. Offering immense appeal to first-time buyers, couples and those looking to downsize in addition to holding investment potential, early viewing is highly recommended.

- Stunning one-bedroom main door apartment
- Sought after location
- Ideal first-time purchase
- Living/dining room/kitchen
- Bedroom
- Shower room
- Permit parking
- Excellent local amenities
- Easy access to public transport links

All fixtures and fittings are included in the sale, with the exception of the light shades. The fridge may be included subject to separate negotiation.

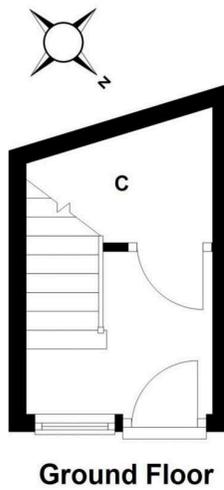
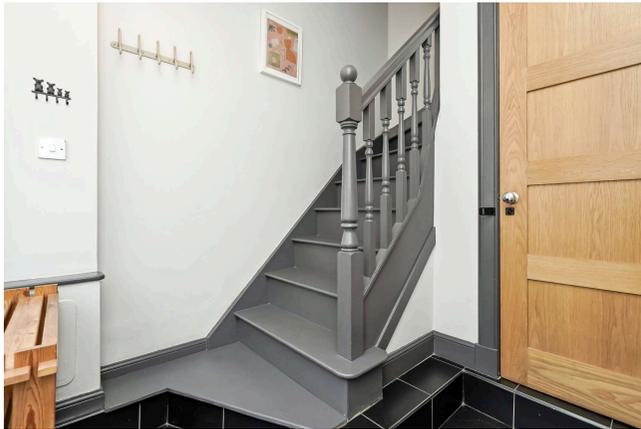
Council Tax A and Energy Rating D

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

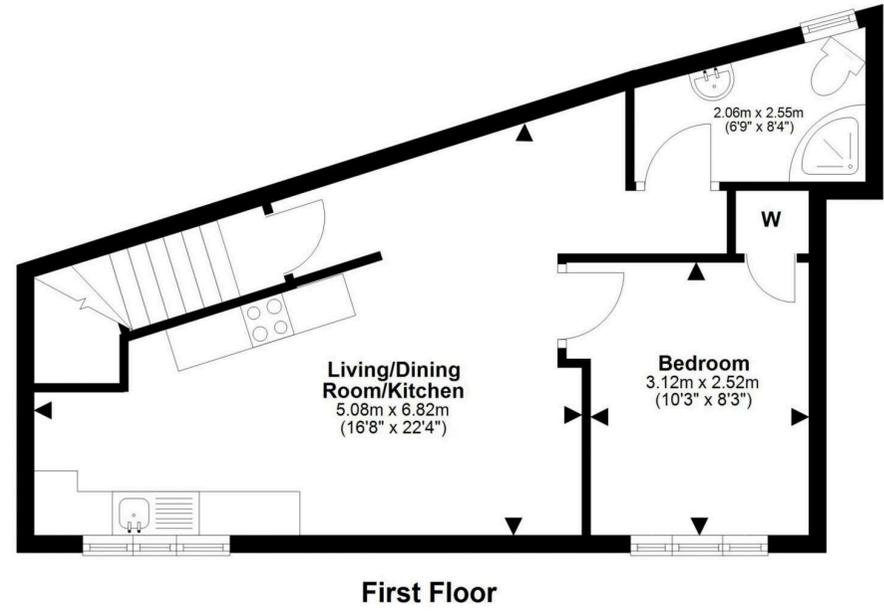


The vibrant area of Leith is highly sought after - in 2023 Time Out listed it as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith 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.





Ground Floor



First Floor

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.