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CHARMING TWO BEDROOM TRADITIONAL FLAT BOASTING SPACIOUS INTERIORS



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Situated in the vibrant and highly sought-after Leith area of Edinburgh, this charming two-bedroom flat occupies a position above commercial premises within a traditional building, offering spacious accommodation filled with period character and within easy reach of excellent local amenities and transport links.

Upon entering, a bright and spacious hallway welcomes you with neutral decor and soft carpet flooring, creating an inviting first impression and providing access to the principal accommodation.

The generously proportioned lounge is a standout feature, boasting original wooden flooring, ornate ceiling cornicing and a striking traditional fireplace. Two large sash and case windows flood the room with natural light, while neutral decor and a charming recessed shelving alcove further enhance the room's character and appeal.

The Property









The bright and spacious kitchen offers a warm and welcoming atmosphere, featuring wood-effect wall and base units complemented by contrasting dark worktops, integrated cooking appliances and space for free-standing appliances. A breakfast bar and dedicated dining area provide excellent spaces for everyday dining, while a charming wood-panelled ceiling, tiled flooring and a large window complete the room.









Both bedrooms are well proportioned and tastefully presented in neutral decor with comfortable carpet flooring. One features a traditional sash and case window, while the second is currently utilised as a home office, offering flexibility to suit individual needs.





Box Room

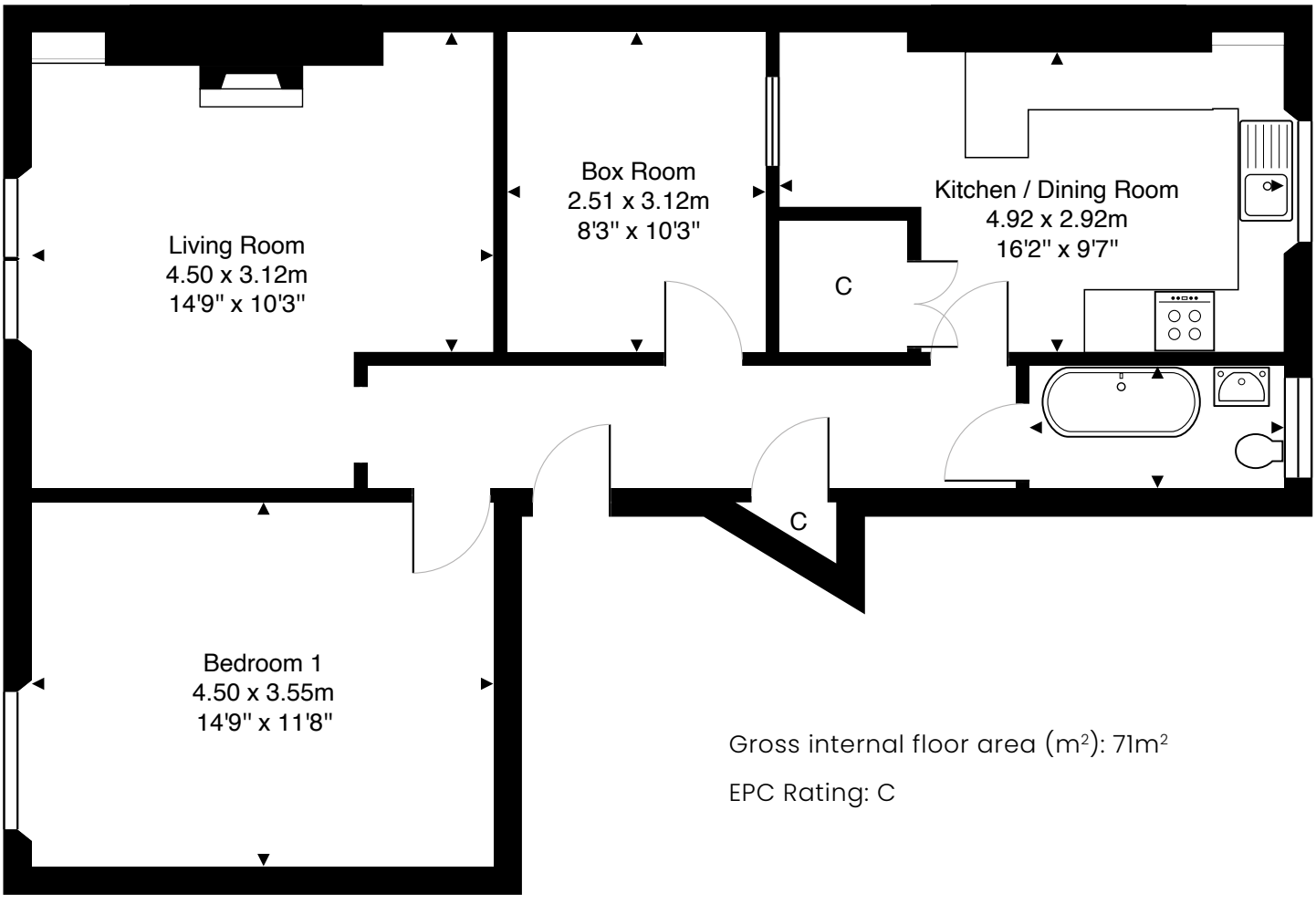




Completing the accommodation is a bathroom finished with crisp white wall tiling and a generously sized window, creating a fresh and bright space.







Gross internal floor area (m^2): 71m^2

EPC Rating: C

Floor Plan

Externally, residents enjoy access to a shared communal rear garden, predominantly laid to lawn with mature trees and established planting, providing a pleasant outdoor retreat.

The property is situated above commercial premises just off Great Junction Street, where there are lots of shops, bars, cafés and restaurants. An excellent Leith location, this appealing property presents an ideal opportunity for first-time buyers, professionals and investors alike.









Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

The Location



Image credit: https://www.openstreetmap.org/

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