



129/7 Great Junction Street, Edinburgh, EH6 5JB

Well-Presented & Spacious, Three-Bedroom, Dual-Aspect, Third Floor Flat

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Property Description

Well-presented and spacious, three-bedroom, dual-aspect, third-floor flat, forming part of a traditional stone-built tenement. Conveniently located in the heart of the vibrant Leith area, northeast of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, three bedrooms, a WC and a bathroom.

This period property includes tall ceilings, period cornice work, a modern fitted kitchen, and extensive contemporary flooring.

In addition, there is gas central heating, double glazing, a secure entry system, and skyline views of the city.

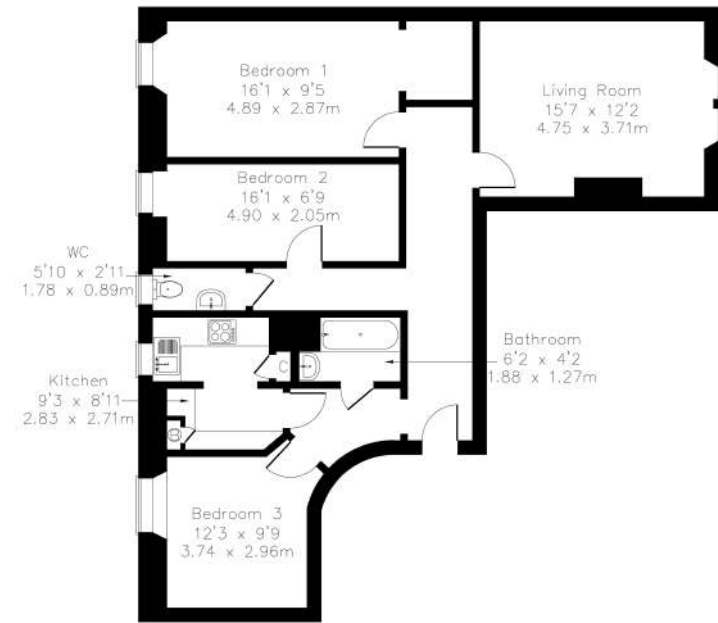
A welcoming hallway affords access throughout the property, with a spacious living room set to the front, tastefully finished with wood effect flooring, a traditional fireplace surround, a 'picture rail', period cornice work, a twin window, and ample space for dining. Set to the rear, the kitchen is fitted with modern units, wood effect worktops, a tiled surround, a sink with drainer, and an integrated oven, gas hob and fridge/freezer.

Bedroom one is set to the rear, and offers a generous room size, with features including wood effect flooring, cornice work, and open built-in wardrobe storage; whilst two further bedrooms are also set to the rear, similarly well-finished, with light decor and wood effect flooring. Completing the accommodation, the WC has a rear-facing window, whilst set internally off the hall, the bathroom is fitted with a modern two-piece suite, including an electric shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



Third Floor

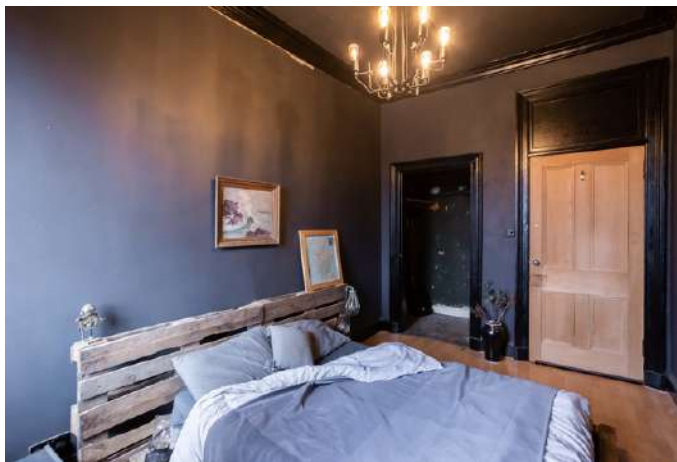
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leith is a renowned and historic port area of Edinburgh, and a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high-street names, restaurants, gyms, and multi-screen cinemas. There are numerous public parks and

squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the recent tram extension between Edinburgh Airport and Newhaven.





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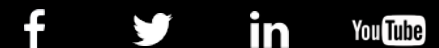
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Estate Agents and Solicitors



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