



65/4  
Great Junction Street  
Leith, Edinburgh  
EH6 5HX



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## Property Summary

Situated in the heart of cosmopolitan Leith, within its conservation area, this three-bedroom, two-bathroom second-floor flat forms part of a traditional tenement building and is presented with attractive, modern interiors and neutral décor throughout. The home is sure to appeal to a wide demographic and enjoys the best of both worlds: excellent amenities on the doorstep and the heart of the capital under two miles away, as well as scenic open spaces enviably close by.

Please contact us for more information:

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## Features

- Traditional second-floor flat in Leith
- Secure shared entrance and stairwell
- Welcoming entrance hall with built-in storage
- Dual-aspect open-plan kitchen, living and dining room
- Three double bedrooms (two with built-in storage)
- One en-suite shower room
- Stylish bathroom with shower-over-bath
- Access to a communal rear garden
- Controlled on-street parking (Zone N7), with unrestricted parking nearby
- Electric heating
- Traditional sash-and-case windows



## Floorplan



EPC Rating - E | Council Tax band - C | Home Report value - £265,000

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Please Note: This property will be sold as seen, with no warranties and guarantees given to the working order of the system and appliances.



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

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