



22/6 Great Junction Street
Leith, Edinburgh, EH6 5LA



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22/6

Great Junction Street

Bright and well proportioned second floor flat which forms part of a traditional tenement close to the foot of Leith Walk

- Beautifully presented second floor flat
- Well-kept communal stairway w/secure entryphone system
- Welcoming reception hall w/room for freestanding storage
- South-west facing living room
- Modern kitchen w/appliances
- Two generous double bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Shared garden
- Zoned permit parking



Home Report: £240,000

EPC Rating: C

Bright and well proportioned second floor flat which forms part of a traditional tenement close to the foot of Leith Walk and it's many and varied amenities.

The flat is entered off a common stairway with security entryphone and offers generous accommodation comprising broad reception hall, south-west facing twin windowed living room, fitted kitchen, two good double bedrooms and bathroom with shower. It also enjoyed the benefit of gas central heating with a combination boiler and double glazed window units.

There is an area of shared garden ground to the rear of the building and restricted on-street parking on Great Junction Street itself with zoned permit parking in the adjacent streets.

Extras: To include all fitted flooring; light fittings; oven; hob; extractor hood & dishwasher.

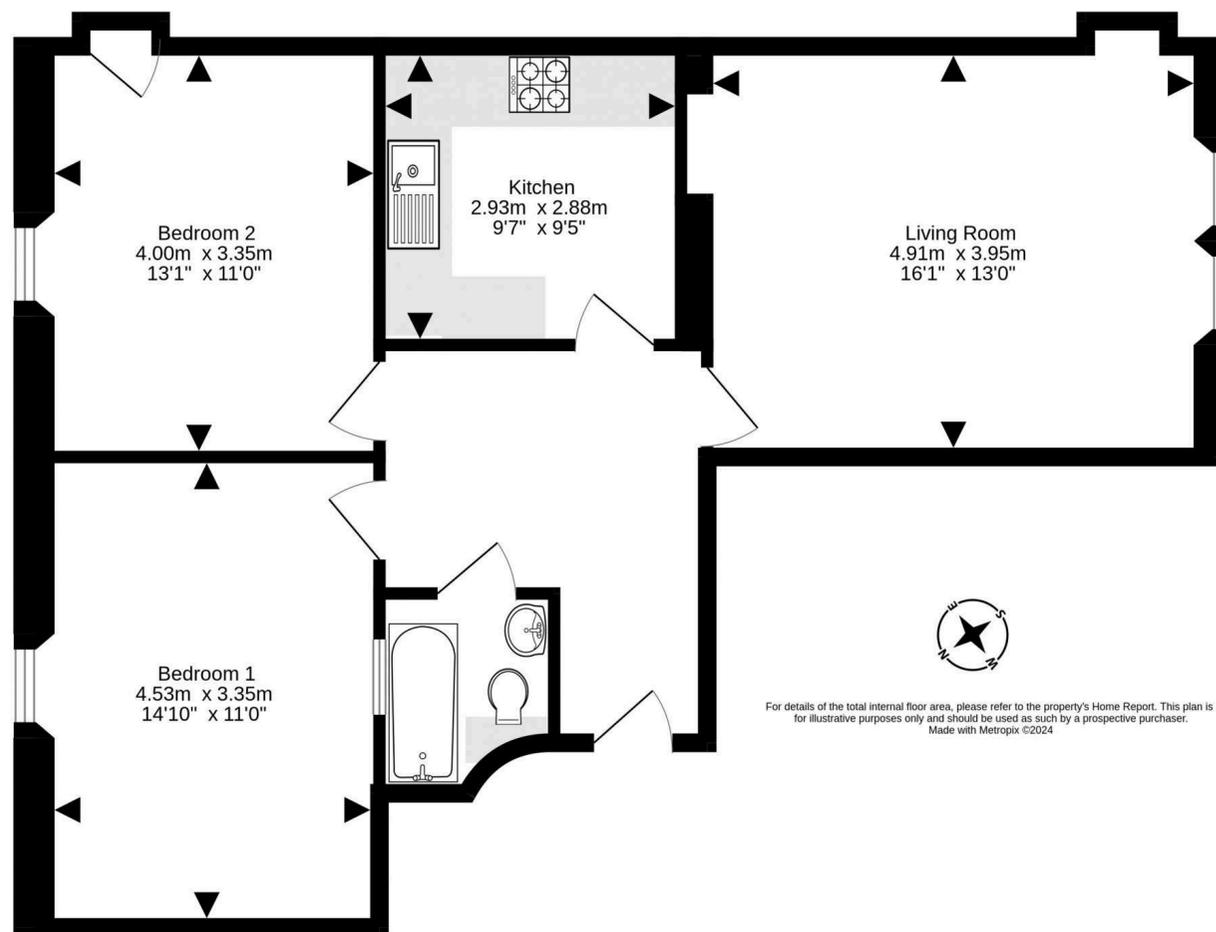


Located just a few miles north-east of the city centre, Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries and artists' studios.

The district also encompasses the Shore: a fashionable waterfront with an array of pubs and eateries, including a number of award-winning restaurants.

Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym.

The City Centre is easily accessible by bus, day and night and the tram line runs through Leith proving another swift connection through the City Centre, out to the airport. The school catchment area covers early years, primary and secondary education.



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