



**45 2F1 Great Junction Street, Leith,
EDINBURGH, EH6 5HX**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

ATTRACTIVE

THREE BEDROOM SECOND FLOOR FLAT



Attractive and extremely spacious, three-bedroom, second floor, tenement flat situated in the heart of desirable Leith, close to its fantastic range of independent shops, cafes, restaurants, The Shore, The Tram, Leith Links and so much more. This property has been freshly decorated throughout and offers period features, including stunning cornicing in several of the rooms. The accommodation consists of a generous hallway with an entry phone, a spacious, light filled lounge with twin windows, a fireplace and Edinburgh Press shelving. The dining kitchen has a good range of modern white units, complementary tiling, additional storage, a utility cupboard and plenty of space for dining. There is a large master bedroom, two further double bedrooms and a box room, ideal as a home office. The bathroom has been nicely done and has a bath with an overhead shower and a vanity unit. To the rear of the building there is a nice leafy communal garden, mainly laid to lawn and edged with shrubs and trees.

Communal stair with entry phone

Hall

Lounge

Dining kitchen

Three double bedrooms

Box room

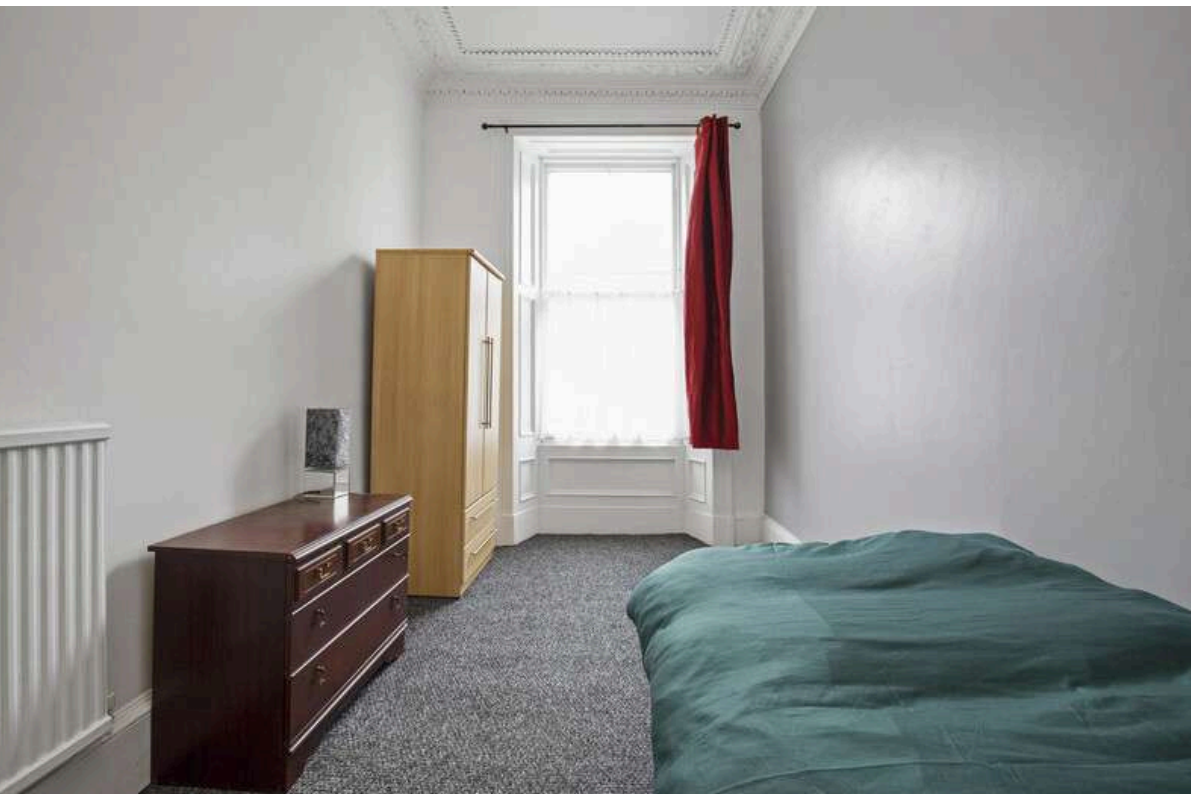
Bathroom

Period features

Gas central heating

Communal garden





LEITH

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. Leith also has its own Primary and Secondary schools, the Academy being a community high school. From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route or the new tramline running from Newhaven to Edinburgh Airport. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City By-pass.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer and washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

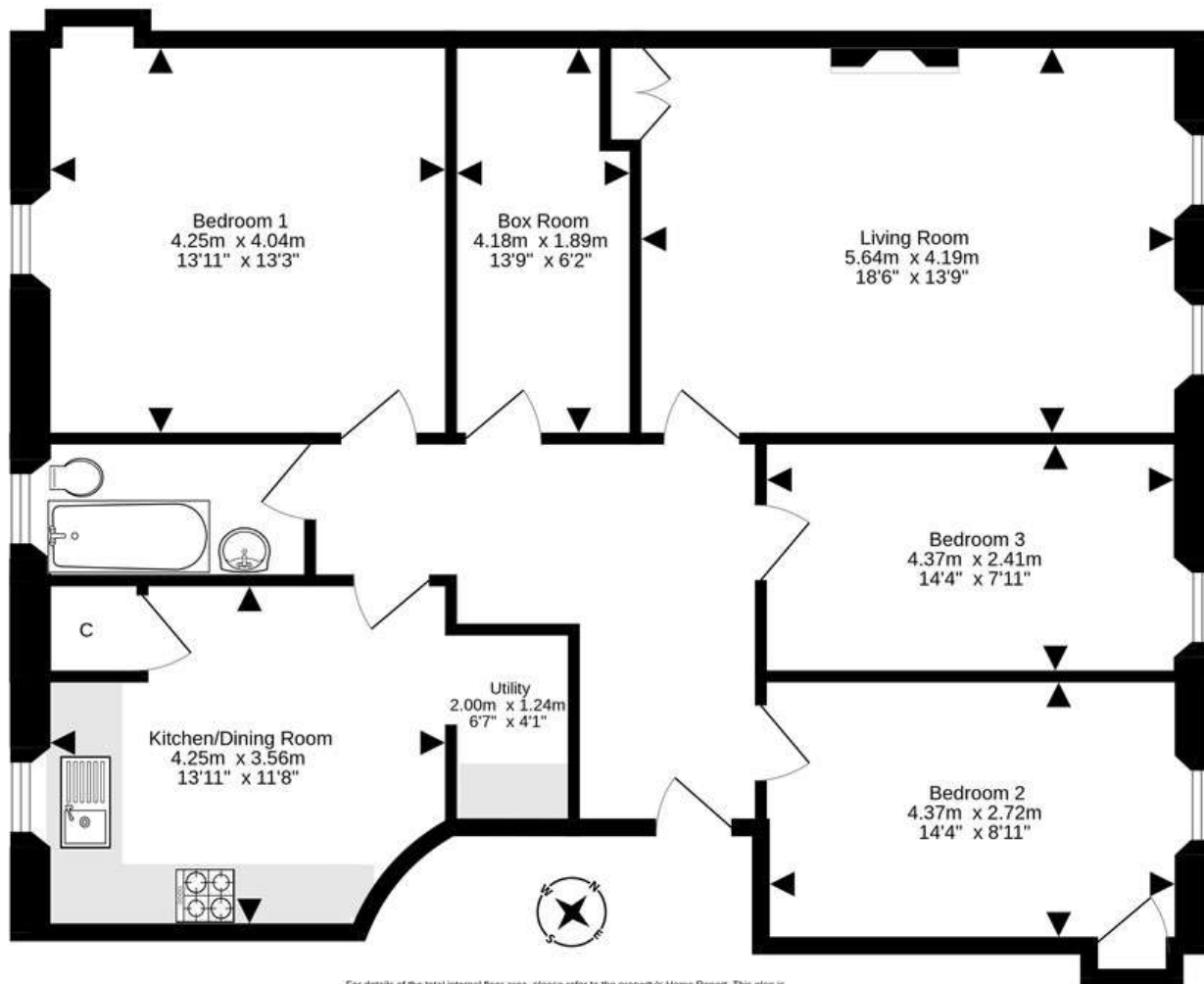
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Home Report Valuation

£300,000

EPC Rating

C



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