



**98/1 Great Junction Street**  
**Leith, Edinburgh, EH6 5LD**

CALL US ON 0131 447 4747



# 98/1 Great Junction Street Leith, Edinburgh EH6 5LD

For price and viewing information please visit [residential.gillespiemacandrew.co.uk](https://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Generous open plan living room/dining room/kitchen.
- Spacious kitchen featuring wall and floor-mounted units and appliances including 4-ring electric hob with extractor hood and light, oven, dishwasher, fridge/freezer and washing machine.
- Double bedroom with ample space for storage overlooking communal landscaped grounds.
- Further double bedroom or ideal home office.
- Contemporary fitted bathroom with shower, wash-hand basin with lower built-in storage, WC and heated towel rail.
- Electric heating.
- Double glazing.
- Access to well-maintained communal grounds.
- Allocated residents parking.



## GENERAL DESCRIPTION

Boasting stylish design and full of character, this two-bedroom ground floor apartment is set in the heart of the vibrant Leith district. Forming part of the B-Listed Crabbies Warehouse conversion, this bright and spacious property is set just minutes away from Leith Walk, The Shore, Leith Links and a short journey to the City Centre. A fantastic opportunity for First Time Buyers, professional people/couples or indeed a Buy-To-Let investor.

### FACTORING NOTE

The building is factored by James Gibb at a cost of approximately £100.00 per month. This covers the maintenance of the common areas including entranceway/stairwell, garden, bins and parking area. They also maintain the exterior of the windows (including re-painting at scheduled times). Any more substantial work is notified and voted on by residents with additional costs being set out.

COUNCIL TAX BAND -  
TRAIN STATION -  
AIRPORT -  
BUSES -

D.  
APPROXIMATELY 2.3 MILES TO EDINBURGH WAVERLEY STATION.  
APPROXIMATELY 10.5 MILES TO EDINBURGH AIRPORT.  
WITHIN 100 METRES.

## LOCATION

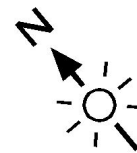
Just minutes' walk from vibrant Leith Walk and the trendy Shore district, the area enjoys a fantastic blend of local services and amenities. The bustling shopping area around Great Junction Street, the New Kirkgate and the Foot of the Walk provides everything you need for day-to-day life, while more extensive shopping facilities are available in the city centre or at nearby Ocean Terminal shopping centre. Over recent years Leith has attracted a new generation of trendy bars and restaurants, which sit side by side with traditional pubs, while the neighbouring Shore district boasts no fewer than three Michelin starred restaurants. Situated to the northeast of the city, the property is situated in the Leith district close to the leafy residential suburb of Leith Links which enjoys a tranquil, laid-back ambience within walking distance of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and in the summer months it also hosts the annual Leith Festival Gala. Sport and fitness enthusiasts have a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with a well-equipped gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education and also benefits from exceptional public transport links into the city centre and beyond, offering swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE ELECTRIC HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, WASHING MACHINE AND DISHWASHER.

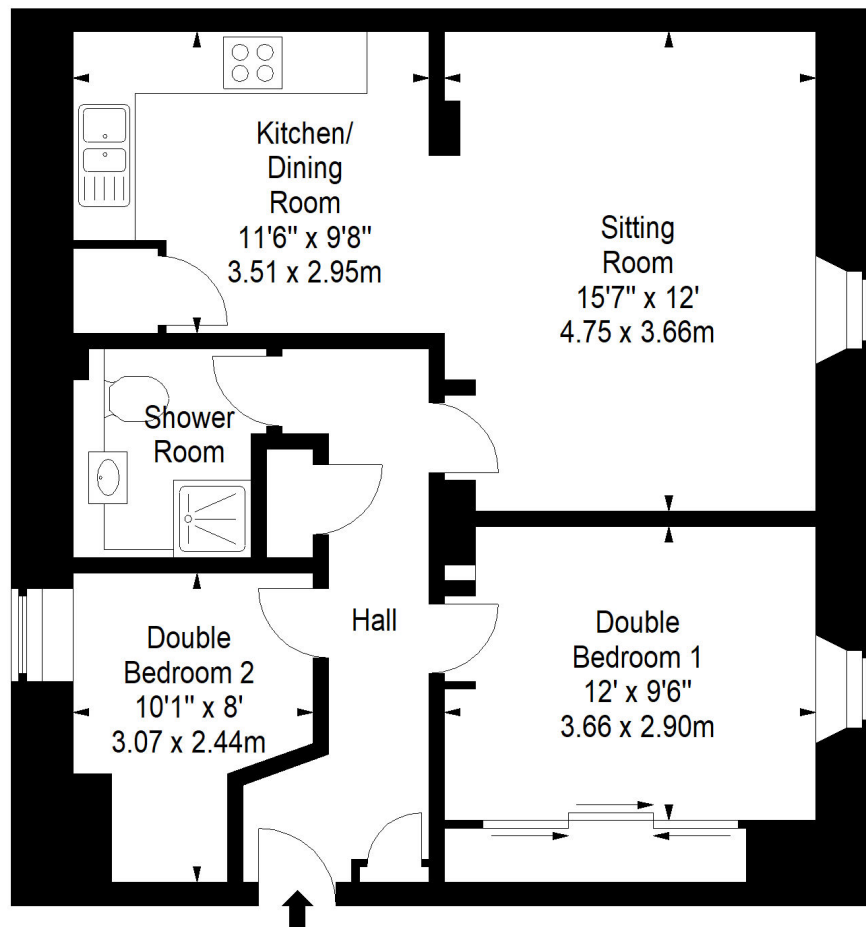




**Great Junction Street,  
Edinburgh, EH6 5LD**



Approx. Gross Internal Area  
651 Sq Ft - 60.48 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



Ground Floor



**ENERGY PERFORMANCE  
CERTIFICATE RATING D**



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747 F: 0131 447 9555

**WEBSITE: [RESIDENTIAL.GILLESPIEMACANDREW.CO.UK](http://RESIDENTIAL.GILLESPIEMACANDREW.CO.UK)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.