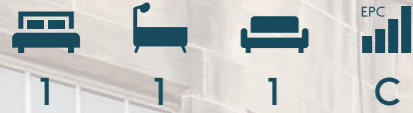


COULTERS[®]

WELCOME TO:

GREAT JUNCTION STREET

2F2 170 Great Junction Street, Leith, Edinburgh EH6 5LJ



GREAT JUNCTION STREET AT A GLANCE:



Popular Leith location



Traditional apartment



Living room with period details



Minutes from the cosmopolitan Shore



Leith Links close by



Edinburgh Tram within walking distance

EXTRAS:

All fixtures and fittings, including; light fittings and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Minutes from Leith Walk and the fashionable Shore this is a well-presented one-bedroom apartment. On the second floor of a traditional tenement on Leith's Great Junction Street it enjoys a south-west-facing spacious bedroom and living room. Within walking distance of an array of bars and restaurants along with the open green space of Leith Links, and the Edinburgh tram network taking you swiftly into the City Centre, this will appeal to a variety of buyers from professionals to investors.

- Bright living room with fine period details such as a sash and case window, intricate cornicing, a shelved Edinburgh press, and a focal fireplace with a mahogany mantle, brass smoke hood, and tiled insert.
- Internal kitchen with soft blue under-base lit shaker-style wall and floor cabinets, black marble effect worktops, and mosaic splashback. Integrated appliances include a stainless-steel extractor hood, gas hob, and an oven.
- Light and airy double bedroom with a tasteful neutral interior including wood-inspired flooring.
- Traditional style bathroom with a WC, washbasin, and bath with a wall-mounted shower.
- Gas central heating throughout.
- Shared roof terrace.
- On-street (permit) parking.



LOCATION, LOCATION, LOCATION:

Great Junction Street is a bustling street at the heart of Edinburgh's historic and vibrant Leith. Moments from the fabulous waterfront location of The Shore it enjoys access to renowned eateries such as the Michelin-starred Martin Wishart, The Ship on The Shore, and Fishers as well as bustling bars including The King's Wark and Teuchter's Landing. Nearby Leith Walk also has an abundance of popular restaurants and pubs to experience.

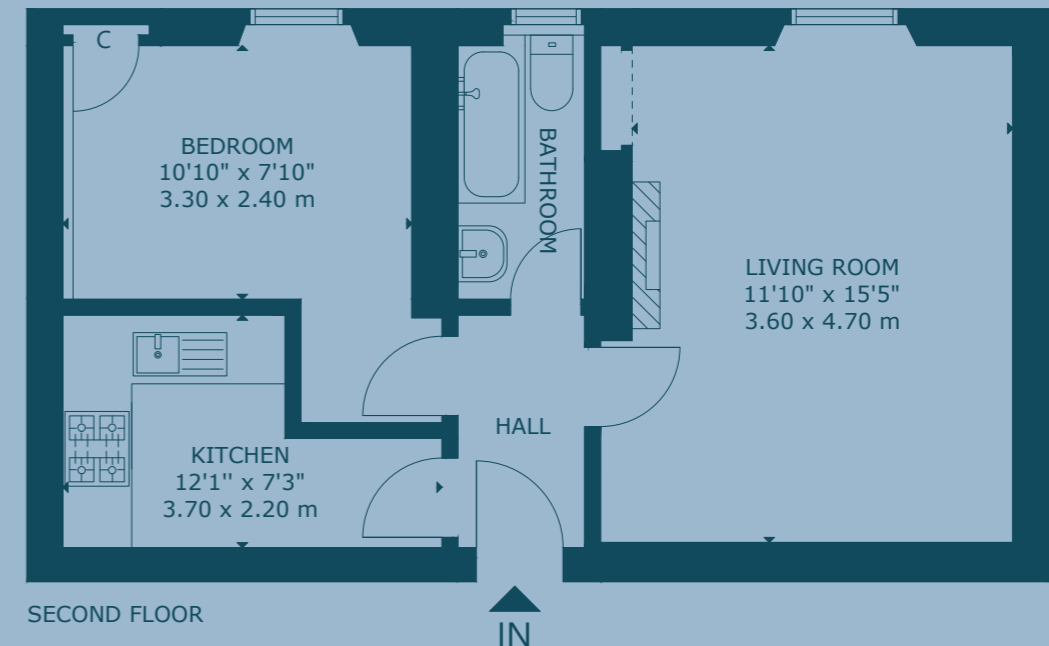
When it comes to recreational pursuits, why not explore the wonderful open green space of Pilrig Park, Taylor Gardens, or Leith Links, or discover what's on offer at David Lloyd Health Club Newhaven with swimming pools, fitness classes, a state-of-the-art gym and much more. Leith Victoria Swim Centre only a five-minute

walk has a gym, much-loved refurbished Victorian swimming pool, and racquet sports. Daily shopping needs are met by an array of convenience stores and artisan retailers on Leith Walk along with a large Tesco supermarket on Duke Street, a Lidl at Newkirkgate, and a Tesco Express on Great Junction Street. A weekly farmers market is held on Dock Place each Saturday with street food, local produce, and handmade crafts.

Excellent transport links mean that regular buses and trams take you swiftly from the Foot of the Walk into the City Centre and onto Edinburgh International Airport. It is in easy reach of the A1 taking you out to East Lothian as well as the City Bypass.



FLOOR PLAN:



2F2 170 Great Junction Street, Leith, Edinburgh EH6 5LJ

Approx. Gross Internal Area

509 Sq Ft - 47 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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