



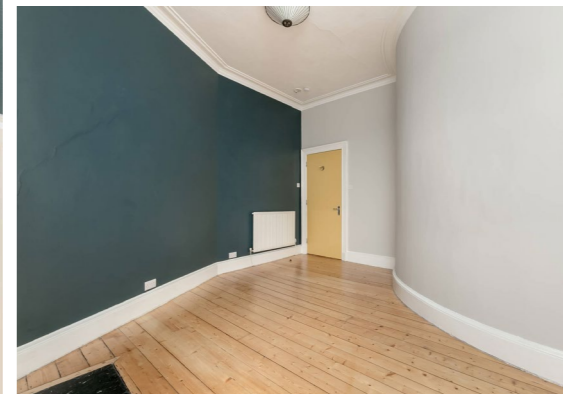
139/9 Great Junction Street
Leith, Edinburgh, EH6 5JB

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with excellent storage.
- Fabulous corner living room.
- Dining kitchen with appliances & open outlook.
- Scullery/utility room off.
- Good sized double bedroom with open outlook to rear.
- Study/bedroom 2.
- Gas central heating.
- Double glazed sash & case windows.
- Shower room.
- Separate WC.
- Permit & metered parking.



GENERAL DESCRIPTION

A well presented bright third floor flat part of a traditional tenement building in the vibrant Leith district of the city, a short journey to the North of Edinburgh City Centre. There is a wide range of local amenities close at hand and the property would make an ideal purchase for a first time buyer/young couple.

COUNCIL TAX BAND C.
TRAIN STATION APPROXIMATELY 2 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT BUSES APPROXIMATELY 9 MILES TO EDINBURGH AIRPORT. WITHIN 100 METRES.

LOCATION

Leith is a renowned and historic port area of Edinburgh, and a vibrant city location with a wealth of boutique shops, cafes, bars, eateries, specialist shops, and supermarkets located throughout. The nearby Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst Ocean Terminal, the Omni Centre, and the refurbished St James Quarter offer many high street names, restaurants, gyms, and multi-screen cinemas. There are numerous public parks and squares to be found within close proximity, including the expansive Leith Links and The Water of Leith Walkway. The area is well-served by a number of primary schools, with secondary schooling at Leith Academy. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, as well as the recent tram extension between Edinburgh Airport and Newhaven.

EXTRAS:
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE.



ENERGY PERFORMANCE
CERTIFICATE RATING C



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

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.