



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 195/9 Great Junction Street

Leith, Edinburgh EH6 5LQ



# 195/9 Great Junction Street

Located a stroll from the vibrant 'Shore' area of Leith, this two bedroom third floor tenement flat offers a beautiful period home boasting generous proportions, enhanced by high ceilings. Great Junction Street hosts a wealth of independent shops and cafes, on your door step with the more cosmopolitan bars, bistros and Michelin star restaurants found at the 'Shore'. The Ocean Terminal and New Kirkgate centre are also easily accessible.

On the third floor the front door opens into a welcoming hallway. A spacious sitting room is bathed in light from a twin recessed sash and case windows, which enhances the original ceiling rose and ornate cornicing. A stylish internal kitchen boasts natural light from a sun tunnel, and comes replete with integrated appliances. There are two bright double bedrooms and a pristine three piece shower room.

## Property Summary

- Traditional third floor flat
- Elegant sitting & dining room
- Modern kitchen
- Two appealing double bedrooms
- Stylish three-piece shower room
- Additional separate WC in hall
- Gas central heating and original sash & casement windows
- Well-maintained shared rear garden
- Unrestricted parking on Bangor Road.
- EPC Rating - D | Council Tax band - C

Residents contract weekly stair cleaning at a fee of £19/month

Extras: fitted floors, blinds, and all kitchen appliances, to be included in the sale.

Home Report Value - £230,000



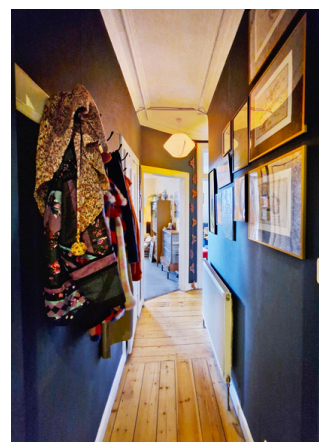








Charming  
traditional flat  
close to the  
'Shore' in  
Leith







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property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

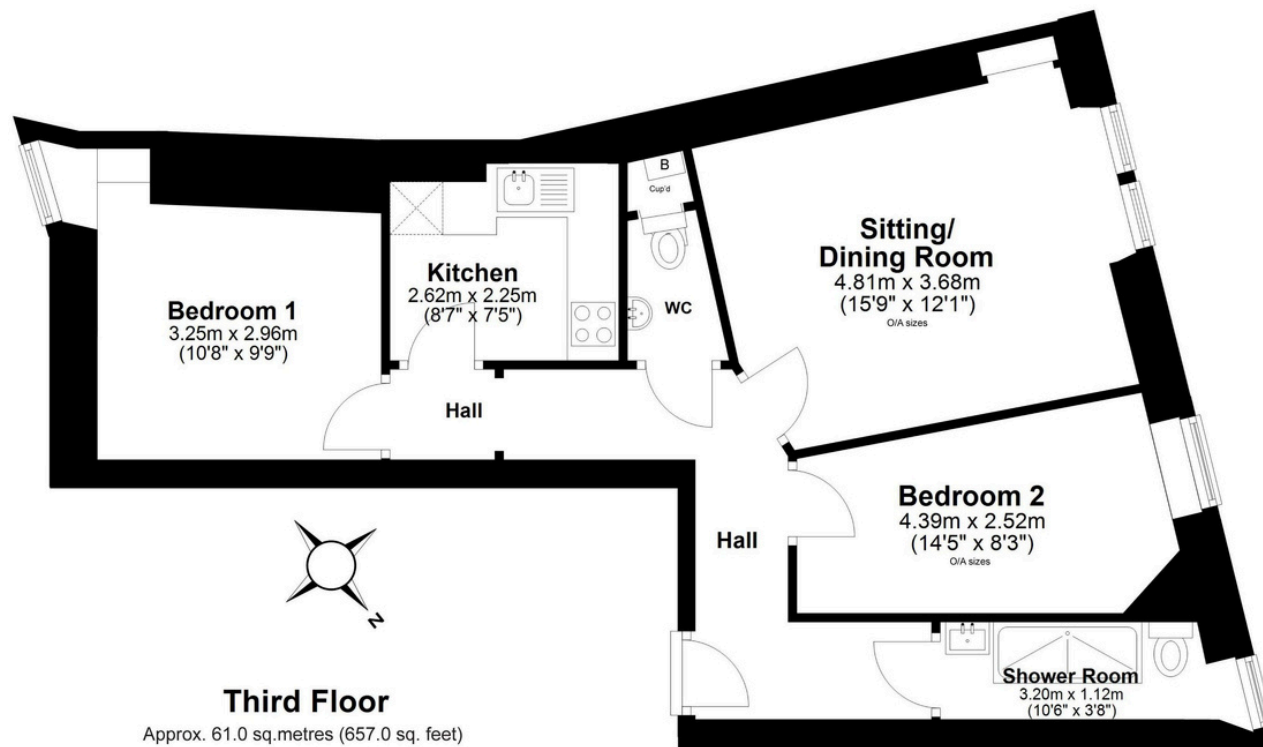
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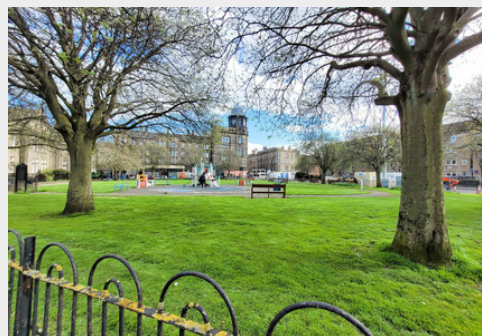
**CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



## Location



GARDENS OPPOSITE FLAT

Leith is the old port area of Edinburgh, and retains many of its historic buildings. The property lies close to the vibrant and popular 'Shore' area, offering a vast array of bars, cafes and Michelin star restaurants, set around the Water of Leith. Based within the area is the Ocean Terminal Shopping Centre (including gym & cinema), the famous Royal Yacht Britannia and the Scottish Office. The vast open space of Leith Links is nearby, offering a number of leisure opportunities, as well as the old bath house of Victoria Baths, now a leisure centre with swimming pool. The Water of Leith cycle path network ends here and offers a vast network of pedestrian/cycle routes, safely connecting you to Edinburgh and outlying areas. An excellent number of regular bus routes, service the area, along with the tram network, connecting to the west; to the Gyle Business park and Edinburgh airport.