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14/4, Great Junction Street, Leith, Edinburgh, EH6 5LA

Light & Well Presented, Two-Bedroom, Dual-Aspect, Second Floor Flat

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Property Description

Light and well-presented, two-bedroom, dual-aspect flat, second-floor flat, forming part of a traditional stone-built tenement. Located in the heart of the vibrant Leith area, northeast of Edinburgh city centre.

Comprises an entrance hallway, an open plan living/dining room and kitchen, utility cupboard, a double bedroom, a guest room/office, a WC and a bathroom.

This spacious period property includes tall ceilings, period cornice-work, a modern fitted kitchen and contemporary flooring. In addition, there is gas central heating, a secure entry system, a shared patio garden to the rear, and unrestricted parking on the surrounding streets.

The hall gives access to all rooms except the guest room/office and features a built-in utility cupboard housing a washing machine, the secured entry handset, and wood-effect flooring which runs continuously into the living room.

The living room is set to the rear and has two press recess (one housing the central heating unit), a wall-mount TV point, along with space for lounge and dining furniture. Set off the living room is a flexible guest room currently used as an office/study.

Open plan to the living room, the kitchen has wall and base units, wood-effect worktops, a tiled surround, a sink with drainer, and an integrated fridge, freezer, oven and gas hob.

To the front is a spacious double bedroom featuring carpeted flooring, an open-shelved press, period cornice work, ample space for freestanding furniture, and a skyline 'peek' view to Edinburgh Castle.

Set internally is a large bathroom with a modern hand basin and a bath with a showerhead fitting above. Also set internally is a WC with a cistern and a handbasin.

A 360 Virtual Tour is available online.

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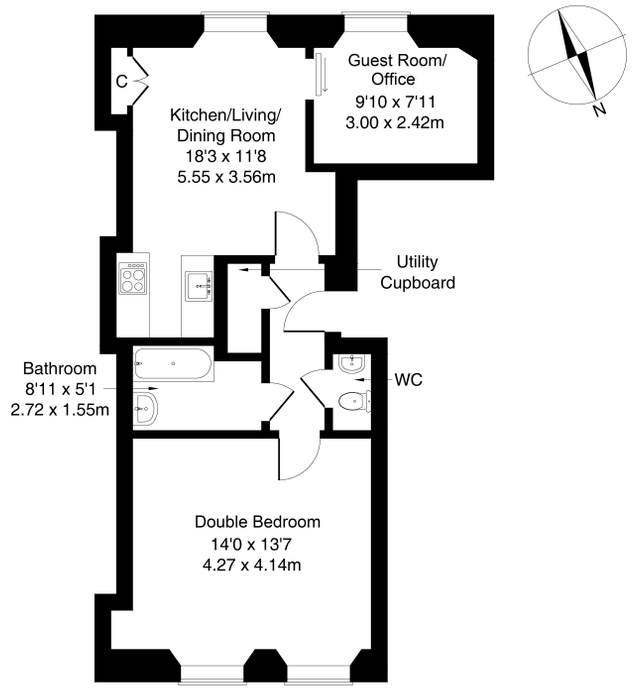
Approximate Gross Internal Area: (581 sq ft - 54 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Leith is a renowned and historic port area of Edinburgh, and is 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, with the new tram extension expected to complete in 2023.

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