

# 58/9 Great Junction St

LEITH, EDINBURGH, EH6 5LD



*Stunning top-floor flat located on  
Great Junction Street, Leith*



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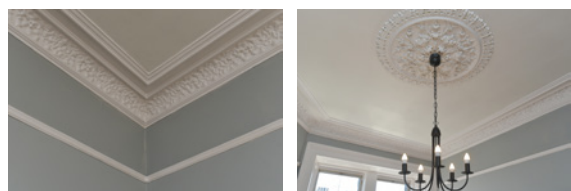
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Welcome to this stunning top-floor flat located on Great Junction Street, Leith. Upon entering, you are greeted by a bright and welcoming hallway featuring high ceilings that add to the spacious feel of the property.

# THE LIVING ROOM



Immediately to your right, step into the elegant living room. This inviting space is flooded with natural light from two large sash and case windows. The high ceilings are adorned with intricate cornicing and ceiling rose and a gas fire provides a cosy focal point, perfect for relaxing evenings.

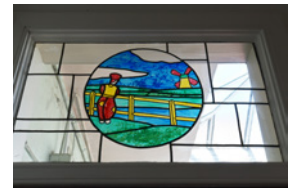


# THE KITCHEN



Adjoining the living room, through a connecting door, is a well-equipped kitchen. This functional space boasts a gas hob, oven, and a freestanding fridge/freezer. Ample worktop space ensures plenty of room for meal preparation and storage.

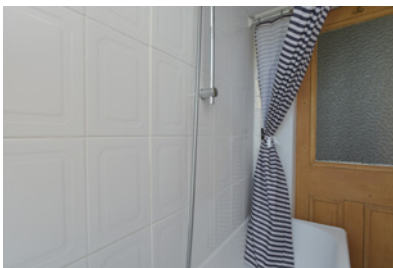




Returning to the entrance hall and continuing along, you will find a built-in storage cupboard and two generous double bedrooms. Both rooms are bright and airy, offering comfortable and serene spaces for rest and relaxation.

Centrally located between the two bedrooms is a modern three-piece bathroom, stylishly designed and featuring contemporary fittings.

# THE BATHROOM





# BEDROOM 1



# BEDROOM 2





To the rear of the property, communal gardens provide a peaceful outdoor retreat, ideal for enjoying the fresh air or socializing with neighbours.

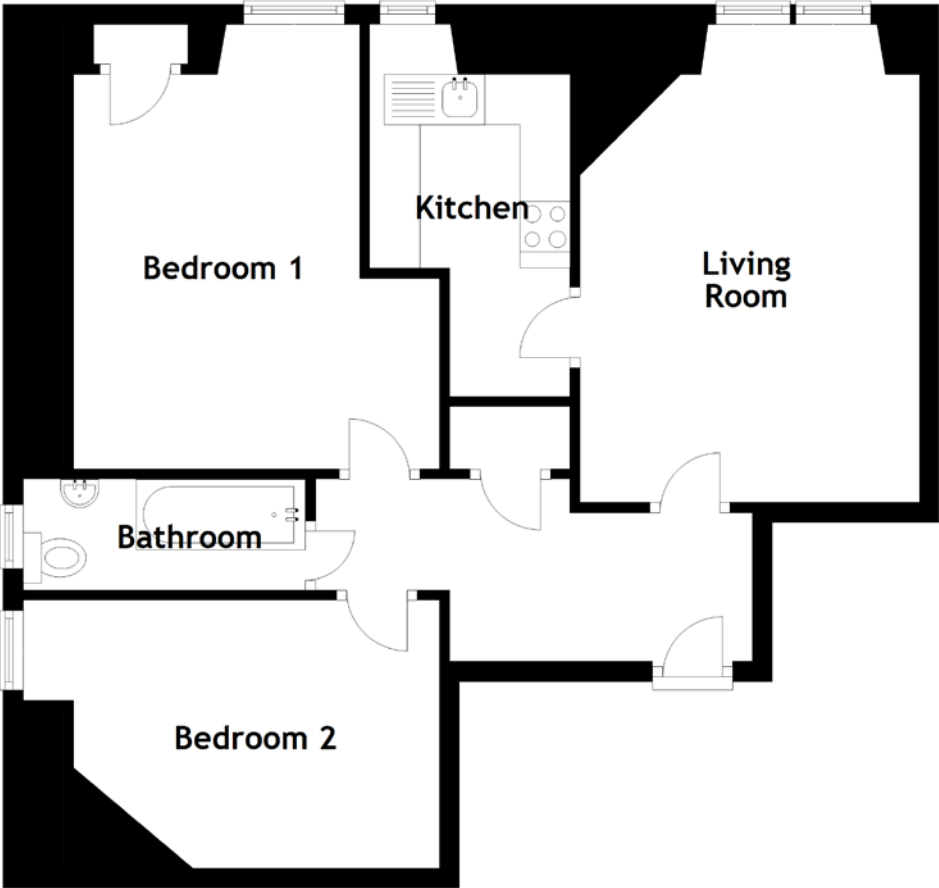
This top-floor flat on Great Junction Street combines original features and classic charm with modern conveniences, making it a perfect home in the vibrant area of Leith.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

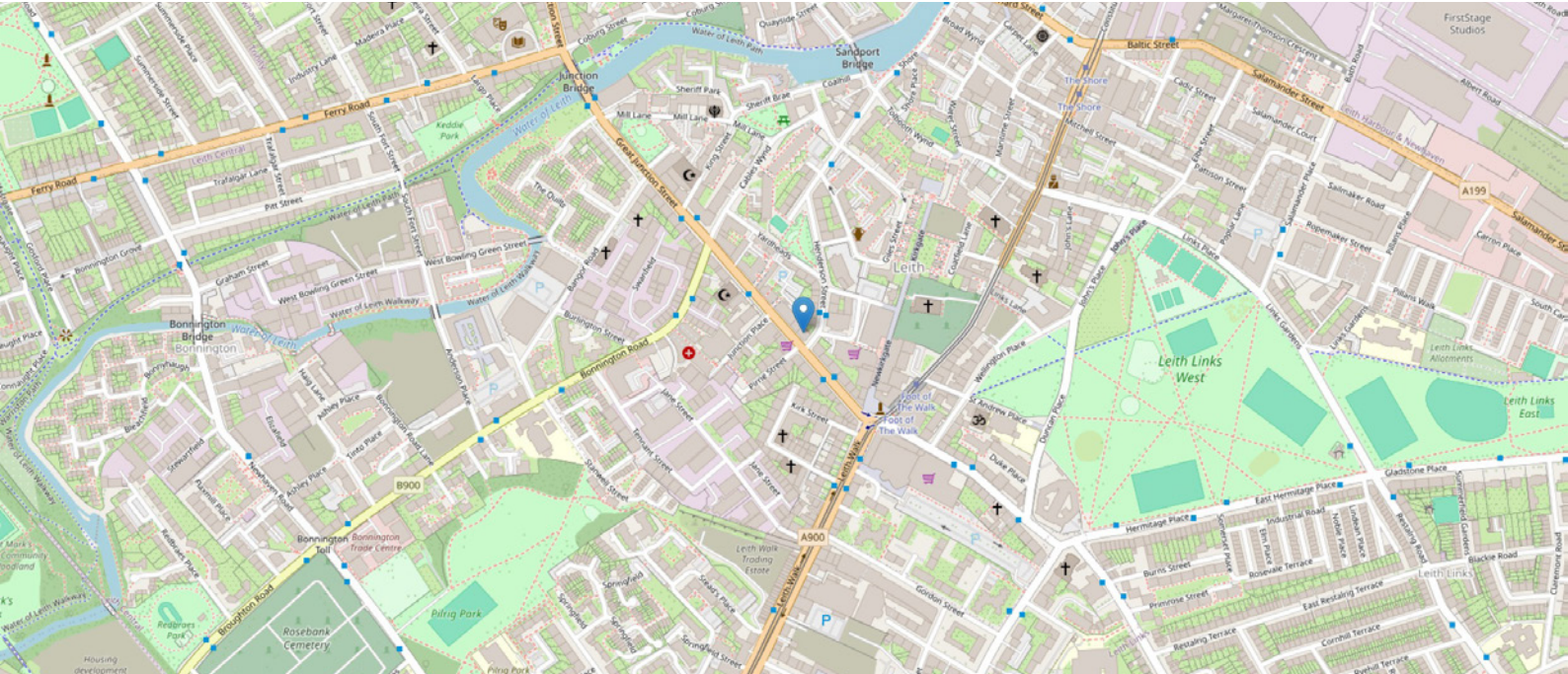
Living Room  
Kitchen

4.25m (13'11") x 3.37m (11'1")  
3.20m (10'6") x 1.99m (6'6")

Bedroom 1  
Bedroom 2  
Bathroom

3.92m (12'10") x 3.63m (11'11")  
3.64m (11'11") x 2.66m (8'9")  
2.54m (8'4") x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best-served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found. Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.







The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

Leith also has its own Primary and Secondary schools, the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city by-pass. The newly completed tramline with a stop nearby connects Leith to the city and Edinburgh International Airport.



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