



108/13 Great Junction Street, EH6 5LD
Most generously proportioned, fourth floor flat

URQUHARTS
EDINBURGH



The property for sale is a most generously proportioned, a historic warehouse conversion in good order, quietly situated in this superb, sought after location.

Access is from a secure private lane to a well kept common stairway with entry phone security system. This is a great opportunity to purchase a well maintained home benefitting from electric central heating and double glazing, conveniently located for access to the Shore area of Leith with its many bars and restaurants. It is also walking distance from the green spaces of Leith Links, Pilrig Park and is well served by regular public transport to Edinburgh City Centre. The tasteful décor and attractive fitted floor coverings complement the feeling of space throughout the property. Features of note include the stylish sitting room at present separated from the dining/ kitchen by astragal doors. Both the bedrooms are extremely spacious and there is excellent cupboard space.

There is a well maintained communal courtyard garden with ornamental fountain and seating to enjoy much of the day's sunshine. The property has an allocated parking bay, shared bicycle store in the basement as well as unrestricted on-street parking in adjacent streets.

It is thought that the property will appeal to many buyers including professionals and buy to let investors.

ACCOMMODATION

Hall, Sitting room, Dining room/Kitchen, Large Master Bedroom with en-suite Shower room, One further Bedroom, Bathroom with white suite and shower.

Excellent storage.

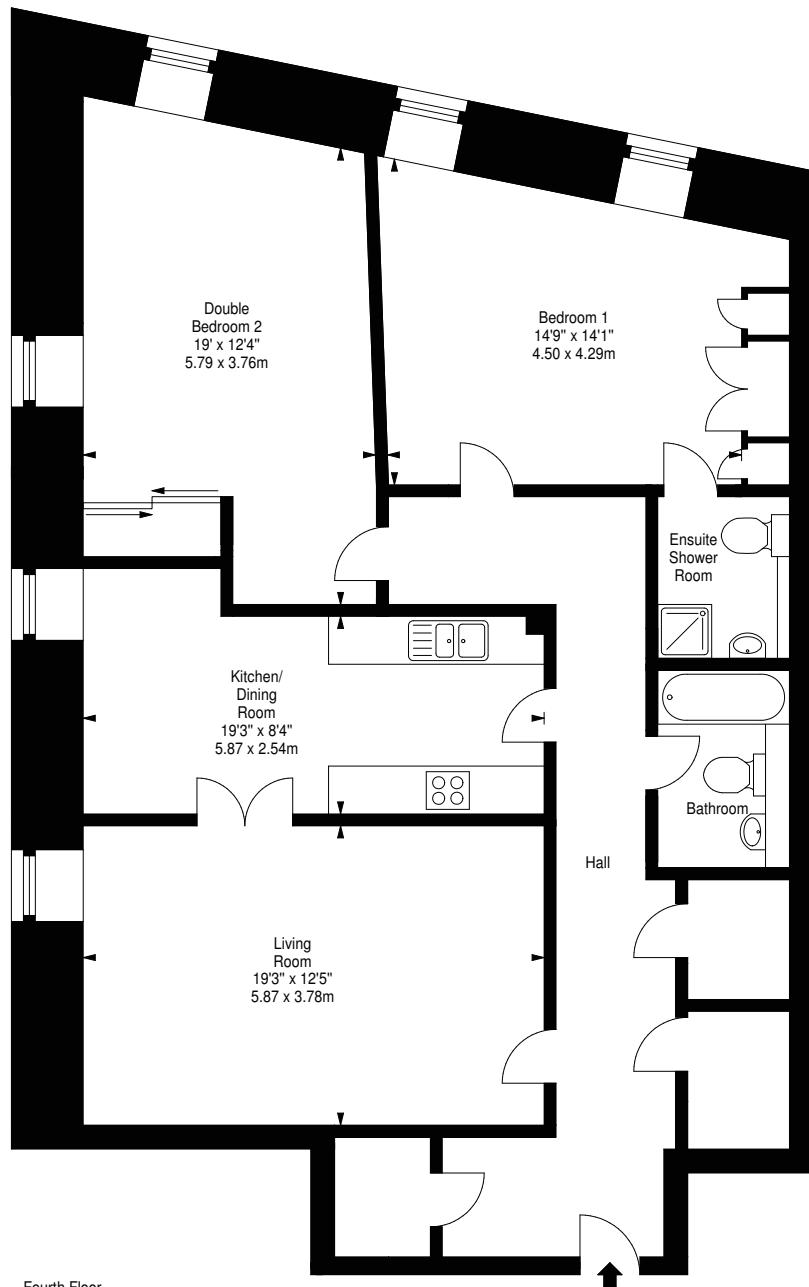
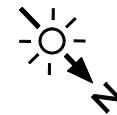
INCLUDED IN SALE

All fitted floor coverings, light fittings and kitchen appliances (sold as seen)

Flat 13,
108 Great Junction Street, EH6 5LD



Approx. Gross Internal Area
1261 Sq Ft - 117.15 Sq M
For identification only. Not to scale.
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Fourth Floor



LOCATION

Ideally placed for excellent local convenience shopping and amenities, the property is also close to the vibrant Shore district where a variety of fine restaurants, bars and bistros are all within comfortable walking distance. Ocean Terminal shopping mall is also within easy access offering a wide range of major retail outlets, restaurants, Pure Gym and cinema complex. Excellent leisure facilities in the vicinity include the Leith Victoria Swim Centre and Water of Leith Walkway, which runs from Leith to Balerno, offering lovely scenic walks/cycling. A frequent public transport service operates nearby to many parts of the City and there is unrestricted on-street parking closeby. Close proximity to Ferry Road and Seafield Road also gives the area distinct location advantage in terms of accessibility to Edinburgh International Airport, the Queensferry Crossing, A1 and City By-pass linking with the central motorway network

FACTORS

The property enjoys the use of well kept areas of enclosed communal courtyard garden ground with James Gibb Property Management being the current appointed factoring agent. A monthly charge of approximately £100.00 includes garden/general maintenance, stair cleaning, communal lighting and block buildings insurance.

DIRECTIONS

From Leith Walk, walk along Great Junction Street and turn down Yardheads. Brewery Lane is within the warehouse/loft area on the south of the street.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has an Energy Rating Category C.



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.
2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.