



Crabbies Warehouse, 108/10 Great Junction Street, Edinburgh, EH6 5LD
Attractive and spacious two-bedroom third floor flat with private residents parking

URQUHARTS
EDINBURGH



DESCRIPTION

108/10 Great Junction Street is an attractive and spacious two-bedroom third floor flat, forming part of a historic B Listed converted bond warehouse with private residents parking. Situated in the popular Leith area, the location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas.

Entrance hall with three large storage cupboards; spacious living room with twin doors to the kitchen; fitted dining kitchen with wall and base units and integrated appliances; two good sized-double bedrooms, one with en-suite shower room; and a bathroom with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Kitchen / Dining room. Two double bedrooms (one en-suite). Bathroom.

Electric heating. Double glazing. Private residents off-street parking with allocated parking space. The development is factored by James Gibb and there is an approx. monthly fee of £100 including common buildings insurance.

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.

LOCATION

Great Junction Street lies within the popular Leith district on the northeast side of the city, just over 1 mile from the Princes Street. Local shops cater for everyday needs including a Tesco Express and Lidl supermarket whilst the vibrant Shore area and Ocean Terminal Complex offer more extensive shopping facilities. The new St James Quarter, with high street shops, bars, restaurants, Omni centre with Nuffield Gym and VUE Cinema, Edinburgh Playhouse Theatre are all within walking distance or can be accessed using the new tram systems which run from Newhaven to Edinburgh Airport. Regular buses operate to and from the city centre and surrounding areas, with Waverley Train Station and St Andrew's Bus Station also within proximity. The wide-open spaces of Pilrig Park, Leith Links, Carlton Hill, and Water of Leith Walk & Cycle Pathway are ideal for pleasant walks. The City Bypass is easily accessible with links to the major motorway network, Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

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 a Council Tax Band E

The property has an Energy Rating Category C

Flat 10,
108 Great Junction Street,
Edinburgh,
Midlothian, EH6 5LD



Approx. Gross Internal Area
1289 Sq Ft - 119.75 Sq M
For identification only. Not to scale.
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