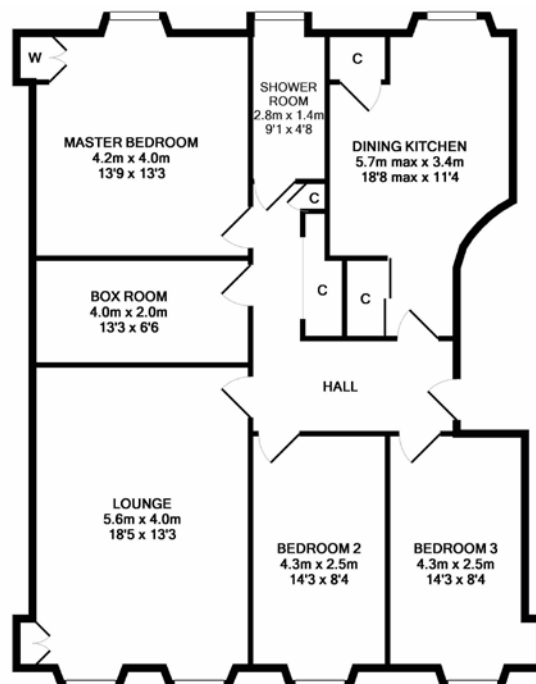


45 Great Junction Street, Edinburgh, EH6 5HX



For Sale

Superb sized 2nd floor flat, with excellent potential, now requiring modernisation and upgrading. Generously proportioned accommodation comprising hallway, twin window lounge, dining kitchen, 3 double bedrooms and shower room. Fine original period features including detailed corncicing. Gas central heating. Secure entry phone system. Scope to alter layout, subject to necessary consents. Ideal home or rental investment.



45 Great Junction Street lies approximately 2 miles north of Princes Street and is therefore well placed for those working within the city centre with a regular bus service available on Great Junction Street itself. Within the immediate vicinity there are a number of amenities to meet everyday needs including a number of supermarkets and independent shops with the neighbouring Shore district having a plethora of bars and restaurants whilst the Ocean Terminal development has a wealth of prestigious retailers plus multi screen cinema complex.

Energy Performance Rating - C

Viewing

Please see ESPC website or contact agent on 0131 226 9167

