



Leith

213/5 Great Junction Street
EH6 5RU



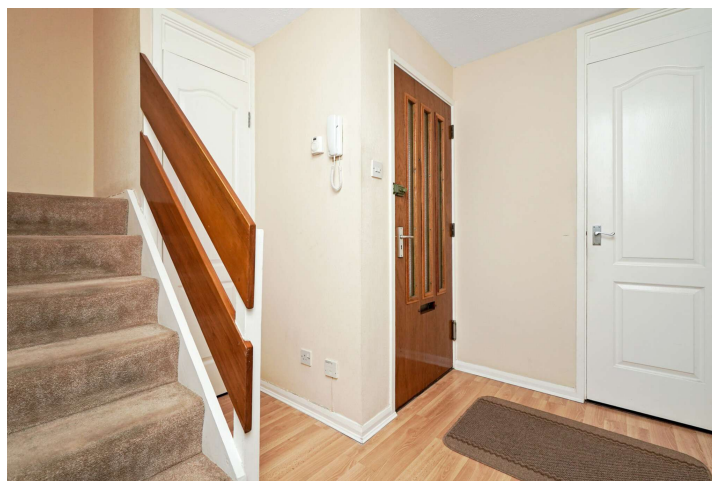
Maisonette - Buzzer 5

OFFERS OVER £240,000

- Entrance hall
- Living room
- Kitchen
- 2 double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Secure entry phone system
- Residents parking
- Well maintained shared garden
- Storage lockup within stairwell

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321





Viewing is highly recommended of this two bedroomed maisonette flat set over two levels within the ever-popular Leith area. The property is a short distance from the trendy shore area and would appeal to a variety of first-time buyers and buy to let investors. There is a range of High Street shops, cafes, restaurants, multi-screen cinema and gym in the nearby Ocean Terminal as well as regular bus services to the City Centre and surrounding areas.

Accessed via a secure communal stairwell the property opens to an entrance hall with three handy built in storage cupboards, an entry phone handset and the kitchen off. The front facing dining kitchen features base and wall units, integrated oven with gas hob, undercounter fridge, freezer, and a washing machine. Upstairs the landing benefits from 2 further built in cupboards and gives access to the rest of the flat. The bright rear facing living room enjoys exceptional views to Salisbury Crags, Edinburgh Castle and Calton Hill, as well as a balcony off which would be ideal for alfresco dining. The flat enjoys a double bedroom to the front and another double bedroom to the rear. Completing the accommodation is a front facing bathroom which has tiled walls, and comprises of a WC, wash hand basin, and bath with overhead shower.

Additional benefits include gas central heating, double glazing, well maintained communal gardens, residents parking within the development and a private storage lockup within the development.

Factor : Manor Estates, 5 New Mart Place, Edinburgh, EH14 1RW - £382 per year approx.

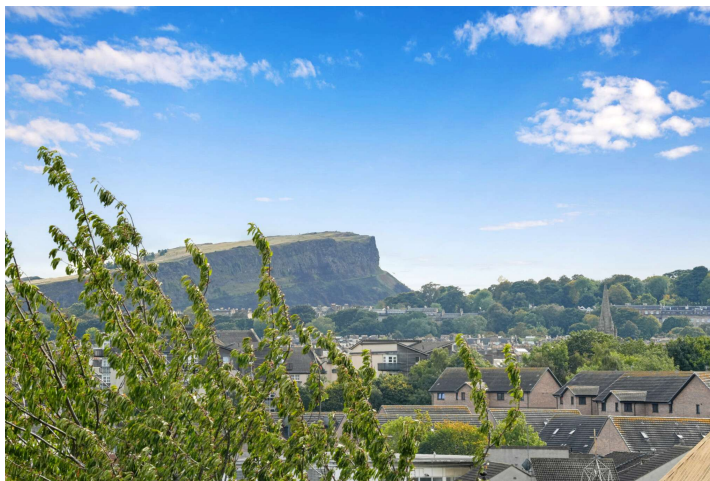
EXTRAS

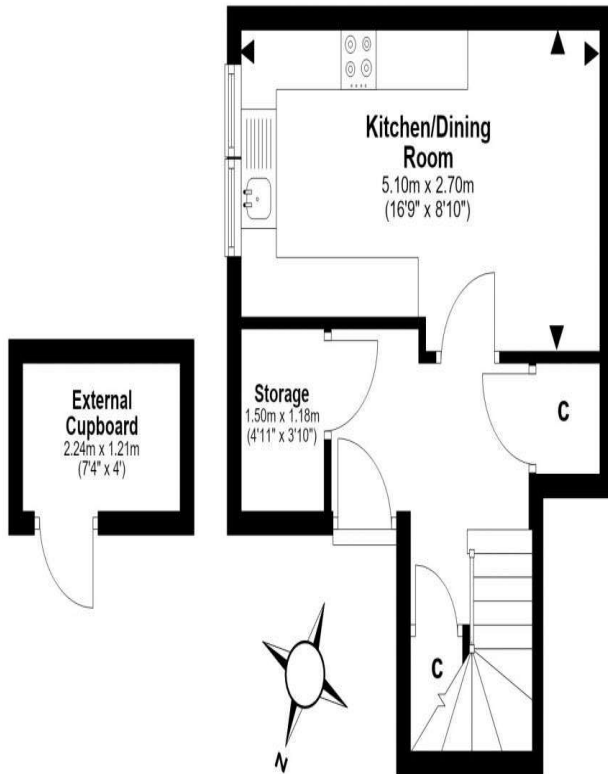
All aforementioned white goods, carpets, blinds, curtains and light fittings to be included in the sale (no warranties to be given).

OFFERS

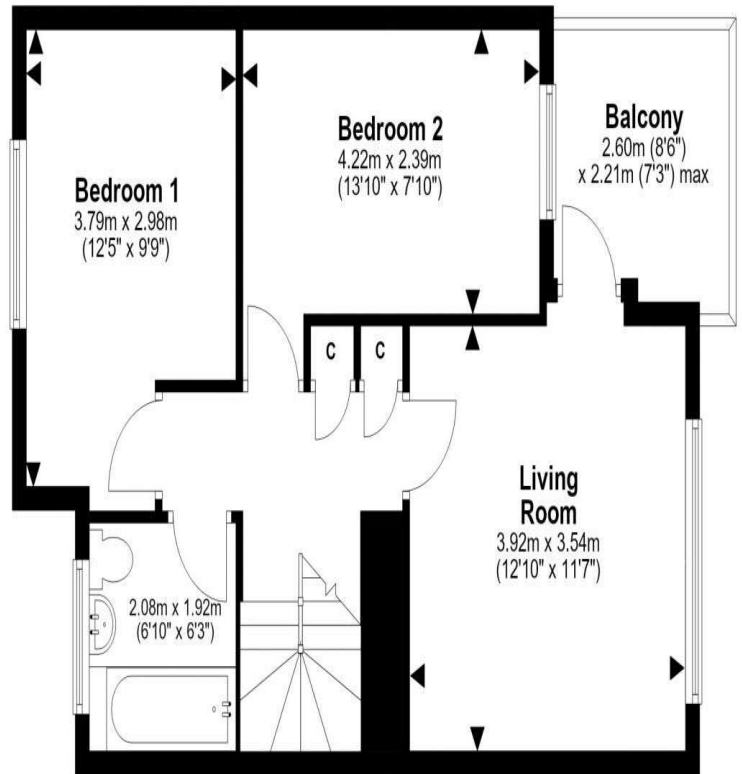
Offers Over £240,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.







Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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