



Solicitors & Estate Agents



172/5 Great Junction Street

Leith | Edinburgh | EH6 5LJ

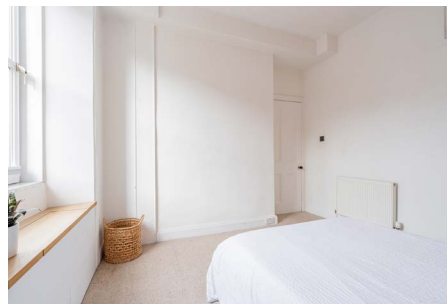
An excellent opportunity has arisen to purchase this generously proportioned and well-presented, bright traditional second-floor flat, offering spacious and versatile accommodation throughout. Ideally situated within the popular Leith district, the property is conveniently positioned for a wide range of local amenities and excellent transport links. The property is ideally suited to a variety of buyers, including first-time purchasers, professionals and buy-to-let investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned and free on-street parking
-  Communal Drying Area
-  EPC Rating – C
-  Council Tax Band - B



Description

The accommodation, in brief, comprises a secure entry system leading into a welcoming entrance hallway, a bright and spacious reception room featuring a characterful fireplace, and a well-appointed galley-style kitchen fitted with a range of base and wall-mounted units, together with appliances. There is a generously proportioned double bedroom and a modern bathroom fitted with a three-piece suite and electric shower over the bath. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the cooker, washing machine, fridge, two-way window blinds and fitted wardrobe. Other items of furniture may be made available.

Gardens & Parking

The property further benefits from access to a communal rear roof terrace and drying green area, providing a pleasant outdoor space for residents. For those requiring parking, permit and metered parking is available within the surrounding area, while free on-street parking can be found on nearby Bangor Road.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

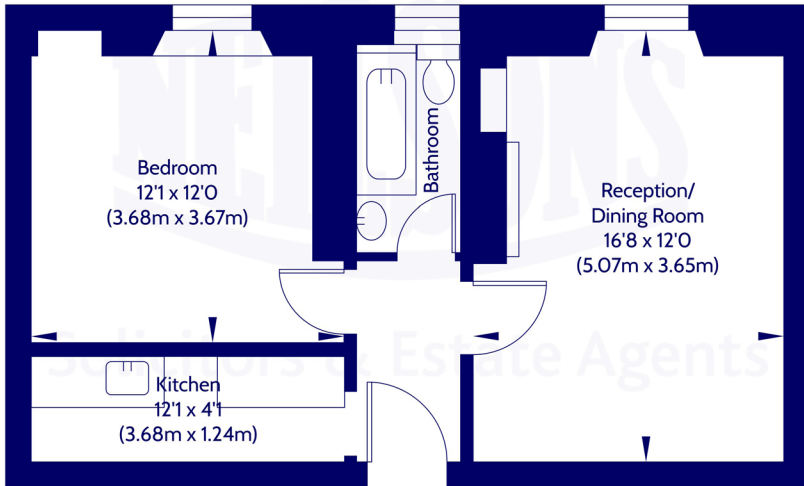
The property is in the vibrant and sought-after Leith district of Edinburgh and is situated less than 1.5 miles from the City Centre, within proximity to Waverly train station and all of Edinburgh's superb shopping facilities, cinemas, theatres, concert halls and restaurants. There are a fantastic range of specialist shops, cafes, restaurants and bars on Leith Walk. Further amenities can be found in the nearby cosmopolitan Shore district which offers a great choice of popular bars and world-renowned restaurants. There are a variety of great outdoor spaces nearby including the wonderful Leith Links and the Water of Leith Walkway, which is a short walk from the property. There is a regular bus and tram service to the City Centre and surrounding areas and the City-Bypass is easily accessible with links to central Scotland's main motorway network.





Approx. Gross Internal Floor Area 43 Sq M / 468 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

