



GROUND FLOOR

COFFEE + RADIO STUDIO

MUSIC BASE

REHEARSAL SPACE, RECORDING STUDIOS
MUSIC TUTORIAL & REPAIRS

DRUM CENTRAL

THILLAI PANDIA'S

Tartan Kissed South Indian Classics

Authentic South Indian Cuisine

Dine In / Take Away

EASYECHE

AFRO-CARIBBEAN
& CONTINENTAL FOODS

0131 554 2971

07411 332345

FOOD & GROCERY

DELIVERY

• Dry Food

• Fresh Fruit

• Confectionery & Sweets

• Pastry, Pies & Meat

• Fresh & Vegetables

OTHER GENERAL

SERVICES

• Catering

• Hair & Beauty Products

• Money Transfer

• Cargo Services

• Business Transport Services

MAKEUP & BEAUTY BAR

MAKEUP - BEAUTY - HAIR

MAKEUP & BEAUTY BAR

T: 0131 555 1155

129/8 Great Junction Street
LEITH | EDINBURGH | EH6 5JB

warners
solicitors & estate agents



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Warners are delighted to offer to the market this spacious third-floor flat, forming part of a traditional building in the highly sought-after area of Leith. Ideally positioned for easy access to the city centre and the vibrant Shore, the property offers an excellent opportunity for first-time buyers, professionals or investors alike.

The generously proportioned accommodation is well laid out and offers a comfortable and stylish home. The property comprises a welcoming entrance hallway with useful storage, a bright and spacious lounge/dining room, two well-proportioned double bedrooms, both benefiting from fitted wardrobes, a well-equipped kitchen and a bathroom with shower over bath. The property has been stylishly decorated in a contemporary loft-apartment style and further benefits from gas central heating, double glazing, a secure entry system and unrestricted on-street parking available nearby.

- Spacious third-floor flat in popular Leith
- Generous lounge/dining room
- Two well-proportioned bedrooms with fitted wardrobes
- Stylish loft-apartment inspired decor
- Gas central heating and double glazing
- Secure entry and unrestricted on-street parking nearby

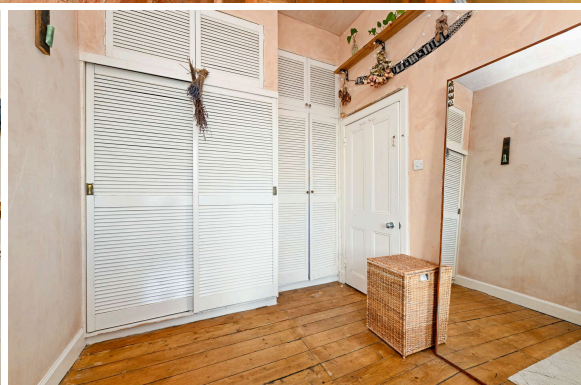
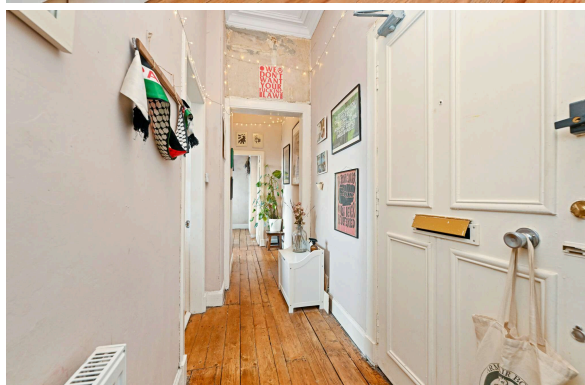
Energy Rating C, Council Tax Band B.

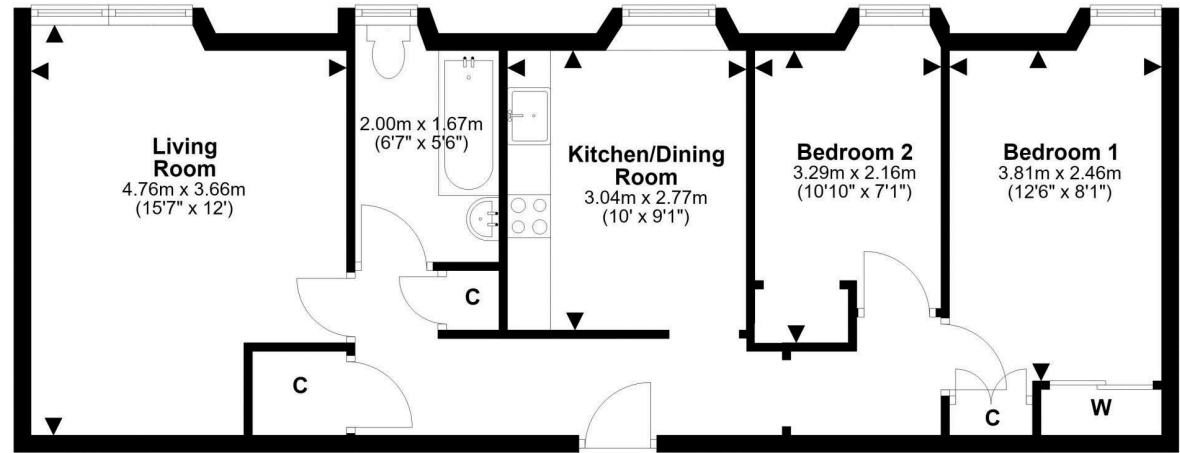
Extras included in the sale are all blinds, washing machine, stove, oven and fridge.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The vibrant and cosmopolitan area of Leith, just east of Edinburgh's city centre, is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, with the Leith School of Art, and Leith Theatre. The area offers an outstanding range of retailers, from independent shops to large supermarkets and there are outstanding retail and food outlets available at the nearby St James Quarter. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst nearby Ocean Terminal shopping centre is home to a multi-screen cinema, gym, and restaurants. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area offers schools from nursery to tertiary level, including Leith Primary School, St Mary's RC Primary School, Leith Academy, and the Leith School of Art. It benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport.





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.