

200 (flat 10) Great Junction Street, Leith, Edinburgh, EH6 5LW



Description

A unique and luxurious two bed apartment in true move-in condition situated on the second floor of this striking former 1930's Art Deco cinema conversion brimming with stunning architectural flourishes and nestled on the bank of the Water of Leith, minutes from Leith's iconic Shore and a superb choice of award-winning eateries and amenities. Offering an excellent opportunity for an individual, couple or as a pied-a-terre, this fabulous apartment provides sophisticated and high-spec interior in state-of-the-art living and enjoys sociable open-plan living enhanced by many eye-catching finishing touches and effortlessly stylish decor throughout. The property is ideally located to put you just moments from Edinburgh city centre, and with green spaces and cycle routes within proximity, life couldn't be easier. Entered under a stunning picture house canopy via a secure video entry system into a sensitively restored entrance foyer with lift access to all floors and an attractive south-facing residents' courtyard.

Features

- Welcoming central reception hallway with useful laundry cupboard
- Living/dining room is open plan to a bespoke kitchen and creates a contemporary environment offering generous floorspace for both comfy lounge furniture, and dining table and chairs featuring a patio door opening onto a vast balcony overlooking the Water of Leith.
- Two comfortable south-facing double bedrooms, both having fitted wardrobes, and one with access to a smart balcony, whilst Exquisite three-piece white suite bathroom with shower over the bath.
- Combi powered gas central heating, triple glazing
- Private parking space with EV charging point located within a secure car park
- Communal bike store and residents can also enjoy the wonderful, shared roof terrace boasting stunning uninterrupted views across the city skyline to Edinburgh Castle and Arthur's Seat

Factor

The development is factored by Redbpath Bruce for approx. £160 per month according to the vendor. This includes maintenance of communal areas and buildings insurance.



Location

The vibrant and cosmopolitan area of Leith, named by Timeout as the coolest neighbourhood in the UK in recent years, 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, hosting the annual festivals, the Leith School of Art, and Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a Farmer's Market, whilst the prestigious shopping and leisure destination of St James Quarter is a short walk away. The neighbouring Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, and the vast green spaces of Leith Links, Holyrood Park and Arthur's Seat are all within walking distance. For the fitness enthusiast, Leith Victoria Swim Centre is nearby. It benefits from an excellent public transport system with multiple bus routes servicing the whole city and tram network connecting Leith to the city and to Edinburgh International Airport.

Extras

The oven, hob, dishwasher, and fridge/freezer are included. Washing machine available by negotiation. All light fittings and window fittings included.

EPC Rating: B

Price and Viewing

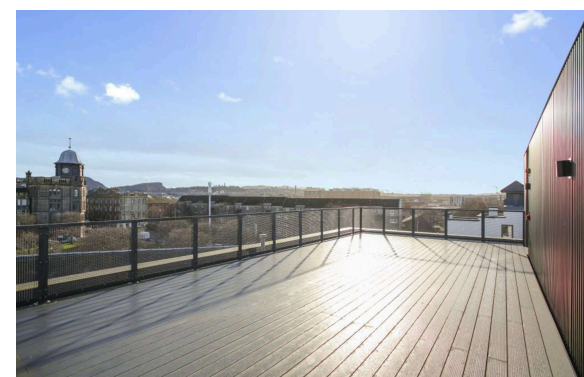
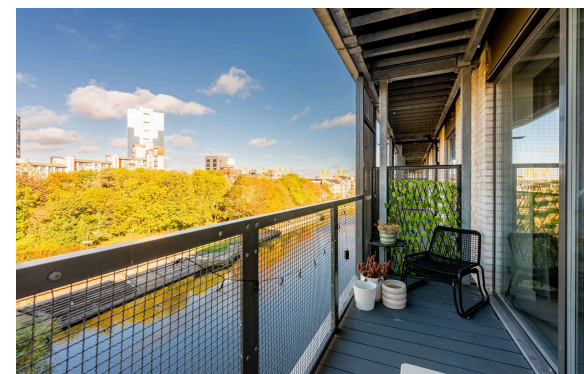
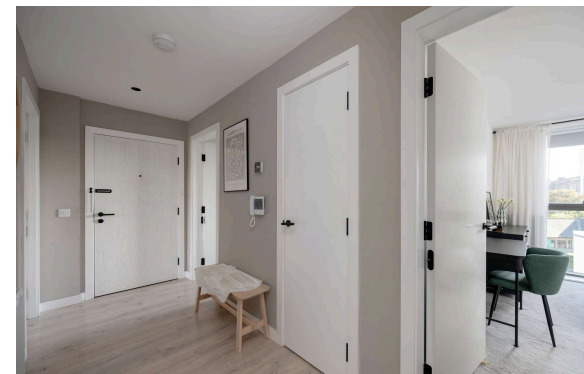
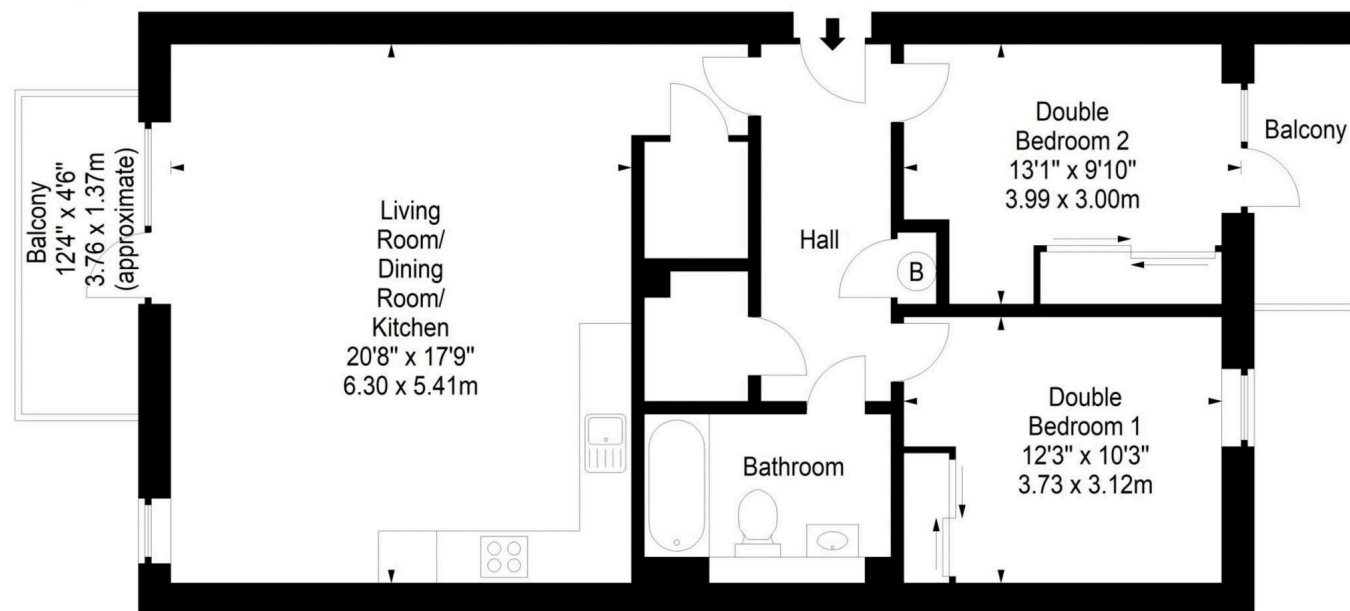
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Great Junction Street,
Edinburgh,
Midlothian, EH6 5LW



Approx. Gross Internal Area
849 Sq Ft - 78.87 Sq M
For identification only. Not to scale.
© SquareFoot 2026



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

espc