



FOR SALE

98/3 Great Junction Street
EDINBURGH, EH6 5LD



This well presented, two bedroom, first floor flat, forms part of a converted former bonded warehouse, located in the popular and convenient Leith district of Edinburgh. The property is an ideal opportunity for both first time buyers and buy-to- let investors.

All price and viewing details are available on our website www.acepm.co.uk



0131 229 4400
www.acepm.co.uk



DESCRIPTION

This well presented, two bedroom, first floor flat, forms part of a converted former bonded warehouse, located in the popular and convenient Leith district of Edinburgh. The property is an ideal opportunity for both first time buyers and buy-to-let investors.

Accessed off the common stair, the accommodation comprises: entrance hall with storage cupboard; livingroom; kitchen with modern fittings and adequate work top; double bedroom with open built in wardrobe; double bedroom and a bathroom fitted with a white 3-piece suite and a shower over the bath.

Features include: entry phone system, modern double glazing, electric heating and shared grounds.

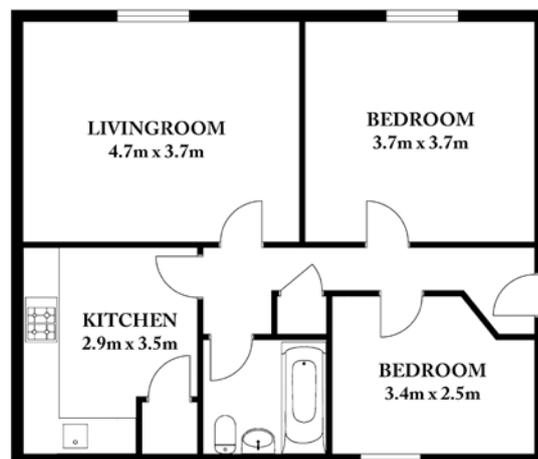
AREA

Located in the heart of the ever-popular Leith district of Edinburgh, and only approximately 3 miles to the north of Edinburgh's city centre, this property benefits from the full range of city centre amenities.

The area also boasts the extensive Ocean Terminal shopping centre in the heart of the waterfront development which houses some 70 high street stores and there is a 24-hour Asda superstore in Leith. Ocean Terminal also has a VUE multi-cinema complex and PURE spa and gym, and is home to the Royal Yacht Britannia visitor attraction. There is an extensive choice of quality eateries in nearby Leith including 2 Michelin-starred restaurants and numerous bars and cafes. The Leith Victoria Swimming Centre is nearby and further recreational amenities can be found at Newhaven including sailing and a David Lloyd gym and sports facility. The green open spaces of Leith Links and Pilrig Park are nearby.

For the commuter, regular bus services take you to the City Centre and surrounding areas. For those travelling further afield, the City Bypass is within easy driving distance and provides access to the main motorway networks, Edinburgh Airport and the Forth Bridges, whilst Waverley railway station is also nearby.

98/3 GREAT JUNCTION STREET, EDINBURGH



TOTAL APPROX FLOOR AREA 62.1 SQM

MARKETING PHOTOGRAPHY 2021

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

For more information and to arrange a viewing
call **0131 229 4400** or email **sales@acepm.co.uk**

 rightmove.co.uk
The UK's number one property website
Zoopla.co.uk