



**58 - 2F1 GREAT JUNCTION STREET
LEITH**



ESTATE AGENTS

**SECOND FLOOR FLAT
FIXED PRICE £139,995**

Viewing is recommended to appreciate this bright spacious and airy traditional flat which is in good order throughout. The property has some pleasing period features including ornate cornice in the lounge and sanded wooden floors. Other benefits are sash and case double glazed windows and gas central heating.

The accommodation in brief comprises: generous hall, twin windowed lounge, breakfasting kitchen, 2 good sized bedrooms and bathroom with shower.

The property is situated on bustling Great Junction Street which is main thoroughfare in the area of Leith to the east of the City Centre. The area has a host of independent small businesses not found on the High Street and there is also a wealth of cuisine on offer from the many bars, cafes and restaurants. The Ocean Terminal with over 70 shops and free undercover parking offers everyday essentials plus special treats including spa and beauty care, with bars, restaurants, and a multi-screen cinema too. An excellent regular public transport service provides easy access to the City Centre and surrounding areas and by road the City Bypass is within easy reach providing links throughout the Lothians and to the Central Motorway Network. Local recreational facilities include The Water of Leith Walkway, Next Generation Health Club, the wide open spaces of Leith Links and the Pulse Fitness Centre with swimming.

FIXED PRICE £139,995



The property is entered via a common stair.

HALL

A generous hall giving access to most of the accommodation and with sanded floor and storage cupboard.

LOUNGE Approx. 15'5" x 11'5"

A generous room with front facing twin windows, ornate cornice and sanded floor. Further features are the fire surround and display alcove with closed storage below.

DINING KITCHEN Approx. 10'10" x 8'3"

An internal room fitted with a good range of wall units with under pelmet lighting and base units complete with complementary work surfaces incorporating a sink and drainer. The appliances include a gas hob with overhead extractor, electric oven, automatic washing machine and fridge freezer all are included in the sale. There is tiling to the splashback areas, linoleum flooring and inset ceiling down-lights. The room also offers space for dining purposes.

DOUBLE BEDROOM ONE Approx. 12'11" x 10'10"

A good sized double bedroom with rear facing window. There is a storage cupboard also housing the central heating boiler and further storage form a traditional Edinburgh press.

DOUBLE BEDROOM TWO Approx. 11'10" x 9'3"

Also of good proportions and again situated to the rear.

BATHROOM Approx. 3'10 x 9'5"

The fittings in this room comprise a bath with shower attachment and mains shower over, WC and wash hand basin. The splashback areas are tiled as is the floor.

EXTRAS

The sale includes the fitted carpets and the aforementioned kitchen white goods (no warranties will be given).

VIEWING

By appointment please call Beveridge & Kellas on 0131 554 6321.

SURVEYORS

Please contact solicitors (0131) 554 6321.

POST CODE

EH6 5LD

OFFERS

A Fixed Price of £139,995 is invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, (0131) 554 6321, DX 550850 Leith LP 4 Leith.



The date of entry is a material condition of offer and the sellers reserve the right to reject any offer at the fixed price if the proposed date of entry is not acceptable. Similarly the sellers reserve the right to reject any offer made to survey or other suspensive conditions.

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.