



Offers Over £169,000

Postcode: EH6 5LQ

Bedrooms: 2

Council Tax: Band B

Spacious Two Bedroom Flat With Boxroom

For the seller, this was a happy home - for fifty years or so! And it's sure to be a happy home for the next owner, who can either keep the existing accommodation as it is (perhaps with some upgrading) or use the space that's available to remodel it. The potential for remodelling will also make the property of interest to developers.

There is a large hall, a spacious lounge, two generous double bedrooms, boxroom, kitchen and bathroom. Lots of natural light is complemented by laminated flooring.

The lounge has plenty of room for dining. The main bedroom has a vast built-in wardrobe. The second would make a comfortable guest room, or it is more than big enough to allow for children sharing. The box room also provides excellent storage, or could be turned into a study or home office.

The kitchen might perhaps be best described as compact, but much has been made of the space available, with modern units giving very good storage, as well as a hob and oven, a fridge and a separate freezer. There is also a freestanding washing machine. The bathroom is bright and there is an electric shower over the bath.

There are any number of local shops – and a Tesco Express - in Great Junction Street and on Leith Walk, but for major stocking-up there is a full-sized Tesco little more than five minutes' walk away and a Lidl in the nearby Newkirkgate shopping centre. There are also more retail outlets at Ocean Terminal, as well as a Vue cinema.

The area has plenty of popular coffee shops, restaurants and pubs. The Leith Victoria Swim Centre can also be reached on foot and the Ainslie Park sports centre and the David Lloyd centre in Newhaven are both easy to get to.

The property is conveniently situated for the Scottish Government's offices at Victoria Quay, and any number of bus services, serving many parts of the city and beyond, run from and to Great Junction Street itself, as well as Leith Walk and Duke Street.



Accommodation

- **Hallway:** Reached by a well-kept common stair, with audio-controlled door entry system, this is a welcoming reception area, benefiting from borrowed light from the rooms that lie off it as well as the cupola above the stair add to the bright, airy feel.
- **Lounge:** A substantial everyday and more formal room that easily accommodates soft and dining furniture. A twin window is set in a shallow bay and looks down into and along Great Junction Street. A gas fire set on raised marble is an attractive focal point and there's a decorative cornice. The laminated flooring is as practical as it is attractive. A shelved press cupboard provides handy storage.
- **Kitchen:** Space may have been at a premium, but it certainly has been maximised. Modern wall and floor units comprise an integral three-burner gas hob, electric grill and oven, fridge and freezer, plenty of cupboards and a stainless steel sink and drainer and mixer tap. The Bosch washing machine is included. There is attractive half-height wall tiling. The kitchen was created from the former coal cellar, more than fifty years ago and not long after the seller and her late husband moved into the flat. No local authority or other documentation will be provided for the work.
- **Bedroom 1:** This is a very comfortable main sleeping apartment with plenty of space for furniture. Freestanding storage for clothes is unnecessary thanks to the very large walk-in double wardrobe. The decoration is by way of paper wall coverings and the floor is carpeted. The window is set in a shallow bay and again provides good natural light.
- **Bedroom 2:** This second large double can serve either as a generous sleeping and play space for a child of any age or a comfortable room for more grown-up and more transitory guests. The bay window again provides good natural light, but also faces west and offers a great view towards Calton Hill, the castle and Salisbury Crags. There is plenty of space for furniture and another shelved press.
- **Boxroom/Study:** Home-working space comes to mind and it won't be cramped. It could also be used unofficially for an overnight guest bedroom.
- **Bathroom:** Traditional wooden theme is offset by tiling. There is a three-piece suite with electric, over-bath shower. The west-facing window ensures brightness.

Features

There is gas-fired central heating. All floor coverings, blinds, curtain poles washing machine and light fittings are included. The furniture remaining can be included, if requested. The Energy Performance Certificate rates the property as D for energy efficiency and E for environmental impact.

Viewing

Viewing is by appointment with the selling agents. A video tour is available online.

