



Offers Over £295,000

Postcode: EH6 5LQ

Bedrooms: 2

Council Tax: Band D

Do as dad did or has subsequently done!

The present owner bought this spacious two bedroom top floor through flat to provide his daughters with comfortable accommodation while they were completing their university studies. Having seen them graduate, he took possession himself and began the process of upgrading and adapting the property to meet his requirements.

The result is a property of understated style that may again provide that comfortable student accommodation but will also be of immediate appeal to the less transient resident who will appreciate its fine features on a long term basis. Reached by way of a well-maintained common stair, a welcoming hall gives access to all the apartments.

The elegant lounge has a varnished floor, a feature fireplace with living flame gas fire, an interesting take on the Edinburgh press, decorative cornicework and ceiling rose, and a bay window. The pleasant dining kitchen has a full range of units and integrated appliances. There are two double bedrooms, allowing for flatmates, overnight guests or perhaps even a very much future student to sleep well.

And there are no constricted ablutions in this residence. A clever reconfiguration of the previous layout giving a bathroom that actively invites queues. But those queues need only be for the bath or shower. There is a most handy additional lavatory that should undoubtedly contribute to domestic harmony when needs must.

Being so close to the heart of the University, this is definitely a lively part of town, with a number of popular eating and drinking establishments all close by, as well as the Queen's Hall and Festival Theatre. The Meadows, Holyrood Park and the Commonwealth Pool are all within walking distance.

Any number of local shops meet everyday shopping needs, while there are Sainsbury's supermarkets at Cameron Toll and Meadowbank, both only a short drive away. Parking is by resident's permit. Frequent bus services run to Princes Street and many other parts of the city from nearby Clerk Street.



195/7 Great Junction Street, Edinburgh

Accommodation

- **Hallway:** The entrance door and floorboards create a most attractive wooden theme that extends throughout the property. Borrowed light comes from the transom light over the entrance door and the rooms that lie off. The shorter leg of the L-shape has a tall walk-in cupboard, as well as a hanging rail for outdoor clothing.
- **Lounge:** The focal point of this stylish formal room is the open fireplace with its slate hearth and facing, tiled surround and wooden mantel, but the varnished wooden floor and decorative cornice work and ceiling rose also draw the eye, as does the open brick back wall of the former press. The windows offer a view towards Salisbury Crags.
- **Dining Kitchen:** Situated to the rear of the property, this is a very pleasant cooking and eating area. There is a full range of underlit units that provide excellent storage and useful worktop space, but the room easily accommodates a table and chairs. The stainless steel one-and-a-half bowl sink means that doing the washing up will be no problem. The units conceal a fridge, washing machine and freezer while the four burner gas hob and electric grill and oven are also inbuilt. The room is naturally bright.
- **Bedroom 1:** Quietly situated to the rear, this generous double has its own open fireplace and enjoys a peaceful outlook from its bay window, also looking down into the shared garden. There is plenty of space for freestanding furniture while the window has a deep sill with twin cupboards beneath. The wooden floorboards continue from the hall and are complemented by the light colour emulsion finishes.
- **Bedroom 2:** Front facing, this second double obviously adds to the letting potential of the property but is also ideal for guests or a child. The single bay window again has a deep sill above twin cupboards and the floorboards have also been taken back to their natural finish to give a pleasant warm feel.
- **Bathroom:** Stunning wouldn't be an inappropriate word to use here. On one side there is the bath, with shower. The close couple WC and large wash-hand basin are on the other. Laminated panels have been fitted over and around the shower with very attractive two-tone and mosaic ceramic wall tiling elsewhere, and there is slate effect flooring. There is a further hidden feature: heating beneath the floor tiles. Above everything there are two high level Velux windows.
- **WC:** The smallest room in any property is often said to be the most important. Here, the room may indeed be small, but size doesn't matter: it's its presence that's important, providing the second loo that many a flat owner has on their wish list but can't obtain.



Features

There is gas-fired central heating. There are radiators in all the main rooms and a stylish ladder-style heated towel rail in the bathroom. There is a shared garden.

Viewing

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

