



cameron stephen

& co.



139/3 Great Junction Street  
Edinburgh  
EH6 5JB



1



2



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First Floor Flat



### accommodation

- Entrance hall
- Dual aspect sitting room
- Dining kitchen
- Utility room
- Two Bedrooms
- Bathroom
- Separate wc

### features

- Sanded floors
- Decorative cornice
- Feature fireplace
- Gas entral heating
- Double glazing
- Security entry phone
- Central location

### description

Spacious, first floor flat in a traditional tenement building in the heart of Leith. Excellent location, ideally placed to take advantage of everything Leith has to offer, from boutique shops and cafes to bars and restaurants. The accommodation comprises entrance hall with sanded floor and two storage cupboards, dual aspect sitting room with sanded floor, feature fireplace, decorative cornice and press cupboard, dining kitchen with utility room off, double bedroom, quietly located to the rear, with sanded floor and feature curved wall, a useful study / bedroom 2, bathroom with feature claw foot bath with electric shower over and separate wc. The property benefits from gas central heating, double glazing and a security entry system. Overall, viewing is highly recommended.



EPC:  
D



Home Report  
Value: £240,000

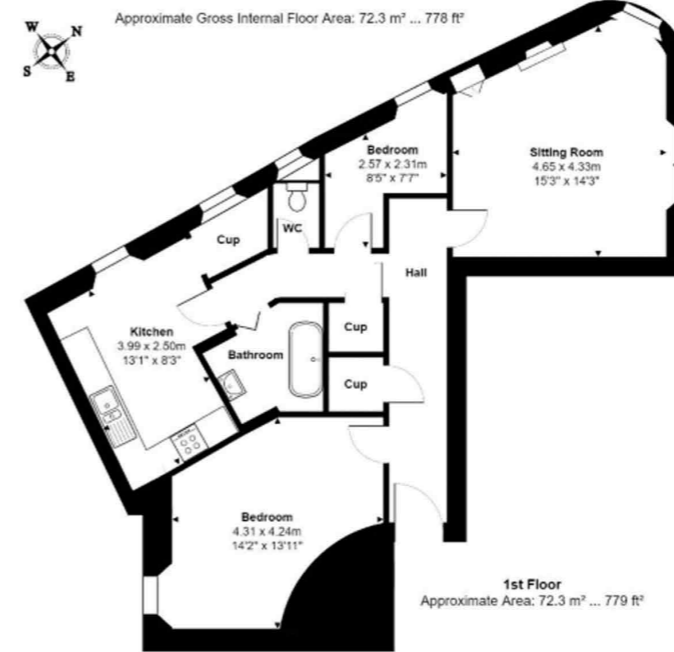
Items to be included in the sale price:

Kitchen appliances, ceiling light fittings and blinds.



1F3, 139 Great Junction Street, Edinburgh, EH6 5JB

Approximate Gross Internal Floor Area: 72.3 m<sup>2</sup> ... 778 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms etc are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no warranty of guarantee as to their operability or efficiency can be given. Cameron Stephen 2026.



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