



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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10/1A North Junction Street

LEITH, EDINBURGH, EH6 6HN

# Leith EH6 6HN

This property is situated in the very heart of Leith and many would consider this area to be one of the city's best served suburban shopping centres.

There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A 10 minute walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.

Many would consider Leith to be an independent community, of course, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere.

The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. The Water of Leith walkway is just a minute walk away from this property. The Shore can be found 10 minutes away along this walkway.

Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the City Bypass.



# 10/1A North Junction Street

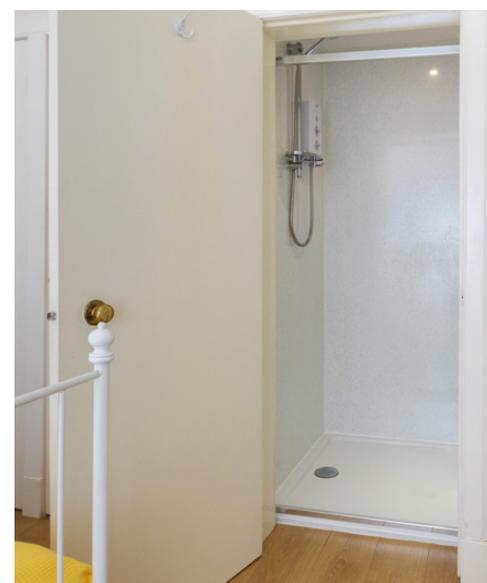
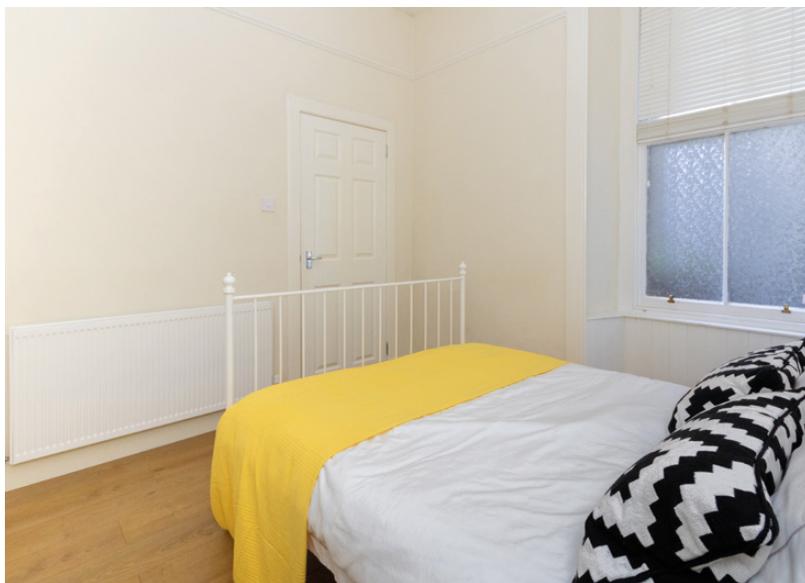
An excellent opportunity has arisen to acquire this unique one bedroom ground floor conversion, making for an ideal City Centre residence or buy-to-let opportunity, while being well located within the popular Leith area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of an entrance hallway, a bright and spacious lounge/diner. A modern, partially tiled kitchen, benefiting from an integrated hob/oven, washing machine and fridge/freezer. There is a spacious double bedroom with high ceilings and a large built-in wardrobe, the shower room is located in the bedroom. Finally, there is a large WC with chrome heated towel rail.

This property also benefits from; secure door entry system, gas central heating and a well maintained communal garden to the rear of the property, accessed via the stairway. The flat also comes available with access to a storage area.

There is more than adequate un-restricted on-street parking which accommodates for residents and visitors alike.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

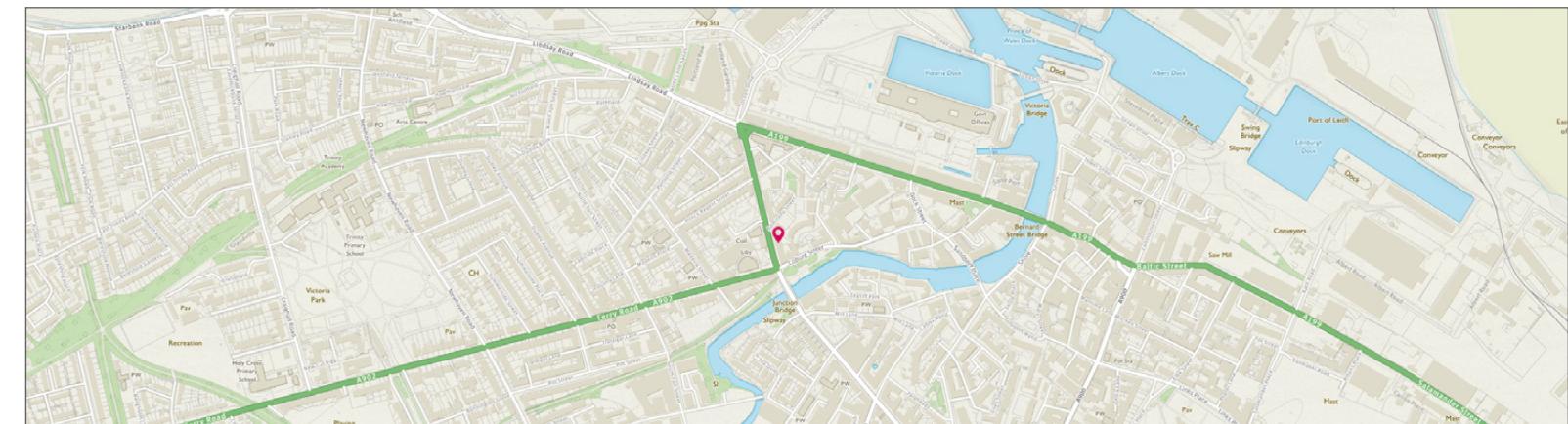
Bedroom	3.01m (9'11") x 2.76m (9'1")
Lounge	3.42m (11'3") x 3.23m (10'7")
Kitchen	2.03m (6'8") x 1.85m (6'1")
WC	1.88m (6'2") x 0.99m (3'3")

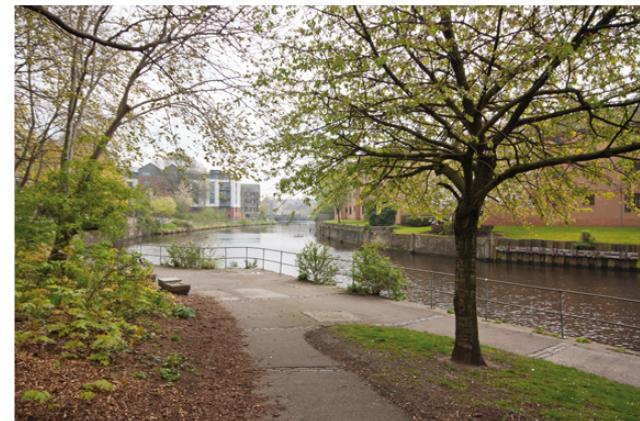
Gross internal floor area (m<sup>2</sup>): 36m<sup>2</sup>

EPC Rating: D

Extras (Included in the Sale) : White good, blinds and light fittings.

Furniture is available by separate negotiation.





  
Solicitors & Estate Agents

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Part  
Exchange  
Available

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Text and description  
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