

# 26/4 North Junction St

LEITH, EDINBURGH, EH6 6HN



*Spacious Two Bedroom Flat  
Edinburgh's Popular Area of Leith*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Edinburgh's popular Leith area, just a short walk to the popular Shore area. The property would benefit from modernisation.

# THE LIVING ROOM/KITCHEN



Inside, the property comprises a fully equipped living room/kitchen which is generously proportioned, flooded with natural light and offers various possibilities for furniture arrangements.



There are two double bedrooms of which both are great sizes The property also benefits from one main bathroom which is fitted with a white three-piece suite.

In addition, the property includes an internal box room which is excellent additional storage, local residents permit parking and gas heating with double glazed windows.

## THE BATHROOM



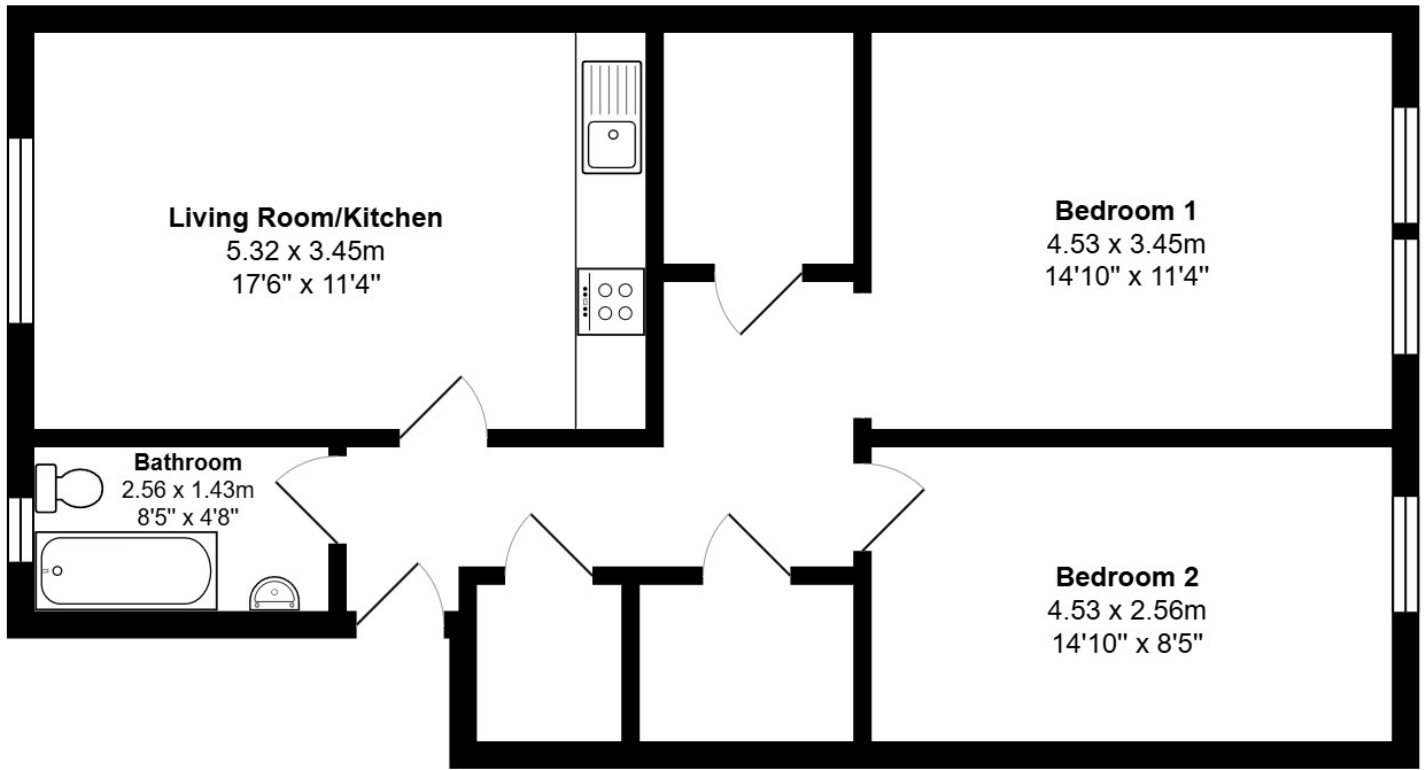
# BEDROOM 1



# BEDROOM 2

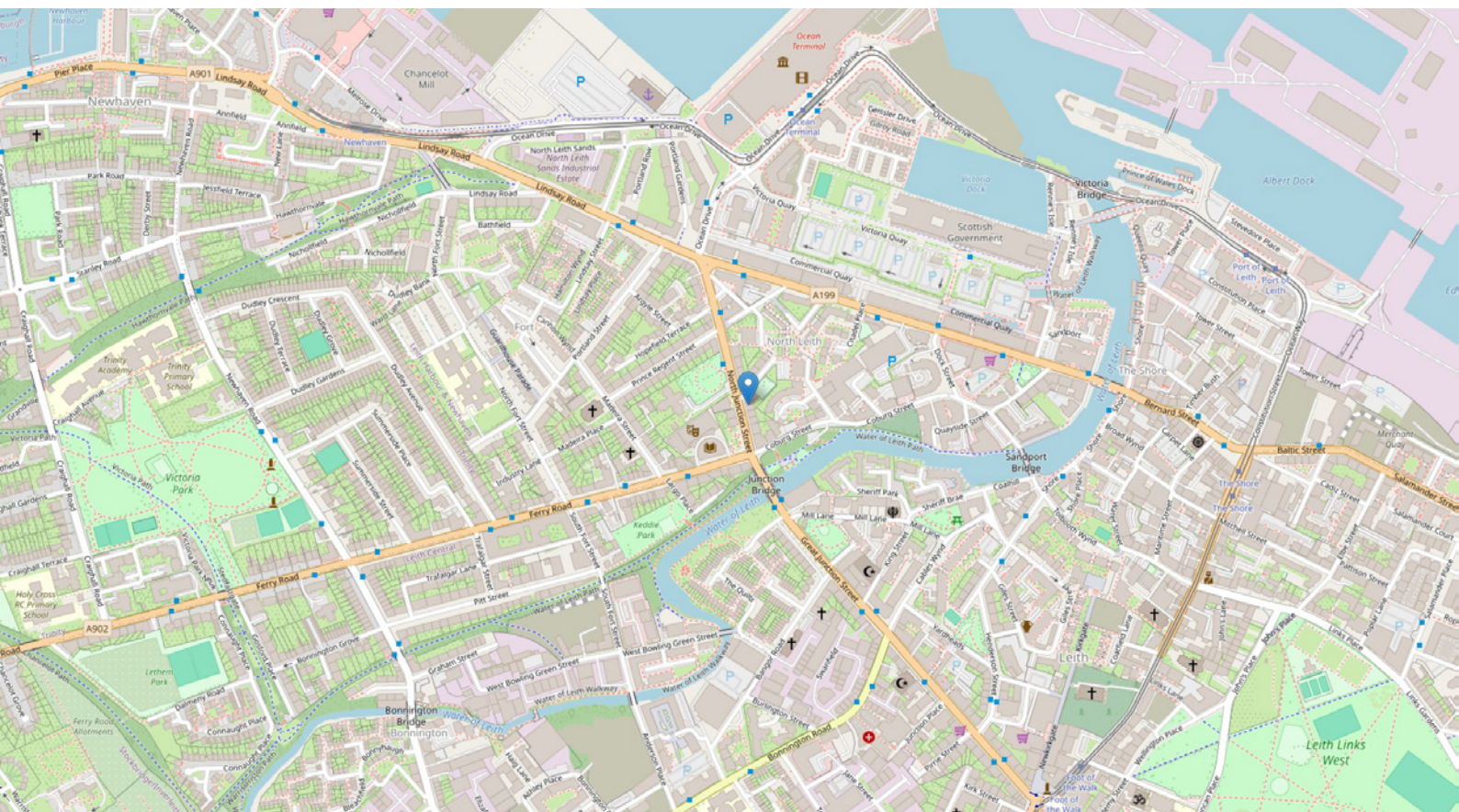


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Many would consider Edinburgh's Leith 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 few minutes walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found. Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists.





The Shore 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. Leith also has its own primary and secondary schools, with the Academy being a community high school.

From here, it is also a simple matter of a short walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the city by-pass.



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