

42/15 North Junction St

LEITH, EDINBURGH, EH6 6HP



*Spacious one-bedroom top-floor flat in
Edinburgh's popular Leith area*



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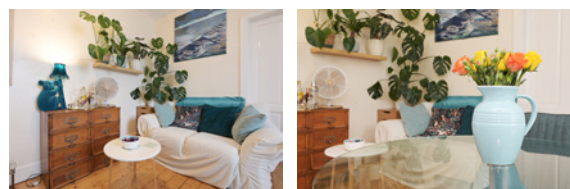


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McEwan Fraser Legal is delighted to present this top-floor one-bedroom flat in the Leith area of Edinburgh.

THE LIVING ROOM/KITCHEN



Inside, the property comprises a fully equipped kitchen, which is situated in the open plan kitchen/living/dining area. Boasting lovely views and an open aspect, the space is neat but well-maintained. The kitchen is fitted with a hob, fan oven and freestanding white goods.





The bedroom is a spacious double with built-in wardrobes. There is a three-piece bathroom which is fitted with a shower over the bath.

THE BATHROOM



THE BEDROOM

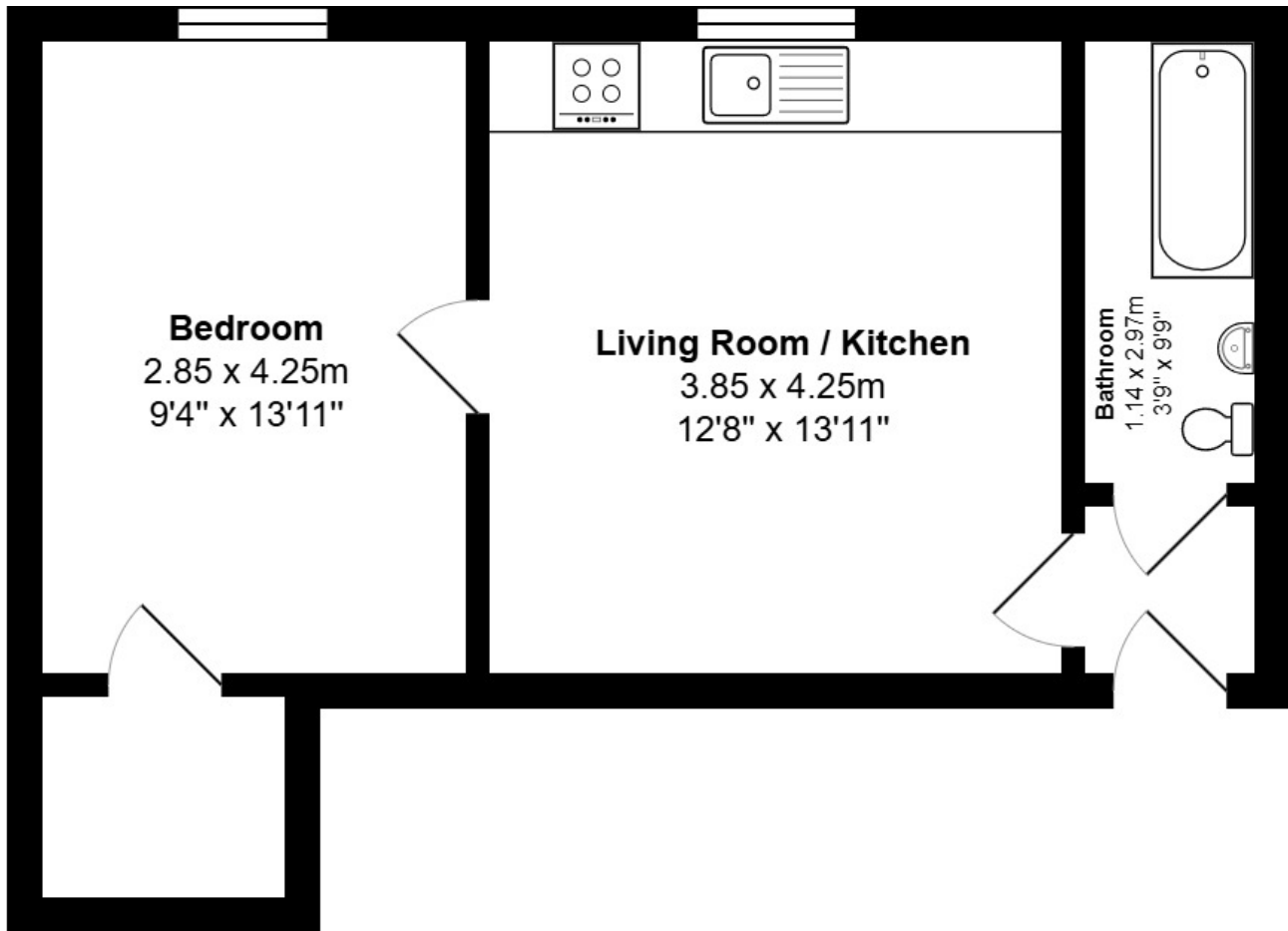


In addition to this, the property has central heating, on-street permit parking in the local area and a west-facing aspect, making the property bright and cosy, benefiting from sunlight year-round.

VIEW & EXTERNALS

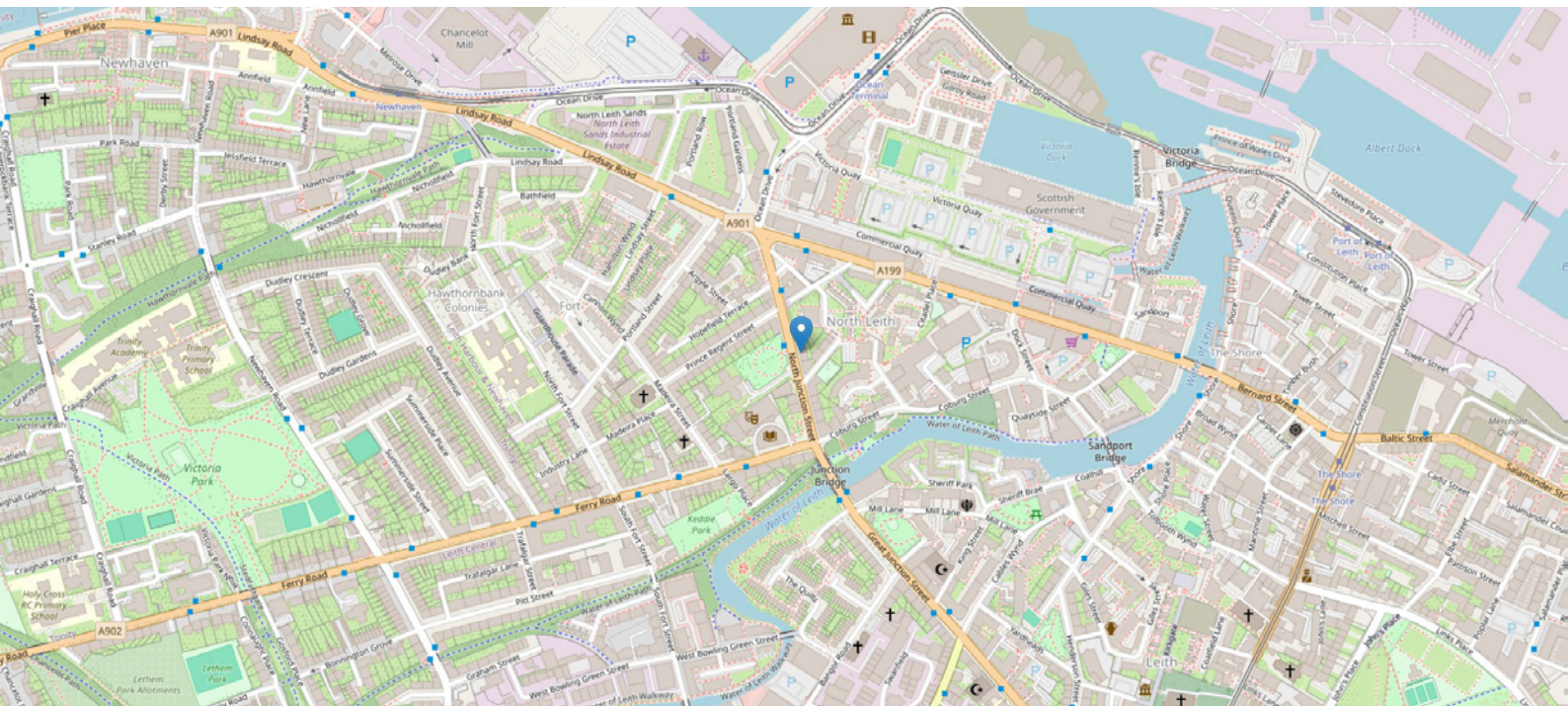


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 37m² | EPC Rating: E



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 a 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, 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 bypass.



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