

50/2 North Junction Street

LEITH, EDINBURGH, EH6 6HP



THIS IMAGE HAS BEEN VIRTUALLY STAGED

*SPACIOUS ONE BEDROOM
GROUND FLOOR FLAT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



THE LOCATION

Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination.



Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments.



The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

THE PROPERTY

McEwan Fraser Legal is delighted to present this one bedroom fully renovated ground floor flat. Situated in the sought after area of Leith/The Shore and within walking distance of cafe's, Ocean Terminal and the tramline.





THIS IMAGE HAS BEEN VIRTUALLY STAGED

Inside, the property comprises of a fully equipped kitchen situated in the open plan living, dining space. With gas hob, fan oven as well as integrated white goods and benefiting from a breakfast bar.



THIS IMAGE HAS BEEN VIRTUALLY STAGED



THIS IMAGE HAS BEEN VIRTUALLY STAGED



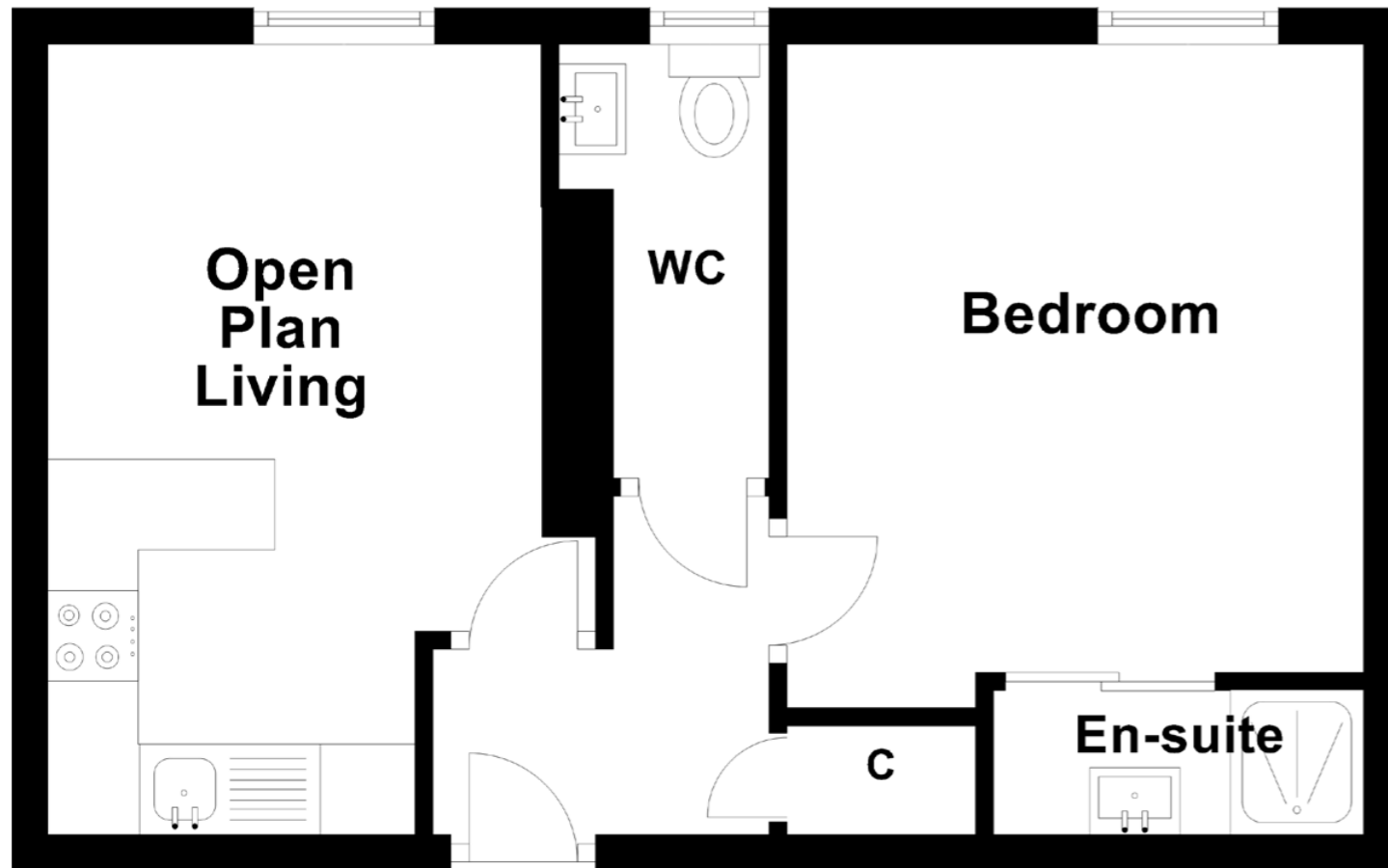
THIS IMAGE HAS BEEN VIRTUALLY STAGED



The bedroom is generously proportioned with plenty space for freestanding storage options as well as benefiting from a two-piece en-suite shower room.

The property benefits from one spacious and modern two piece en suite shower room which has been completed to a high standard as well as a two piece WC finished to the same standard accessed via the hallway.

In addition to this, the property includes one large storage cupboard which doubles as a utility cupboard. The flat has modern gas central heating and UPVC double glazed windows making for a cost effective home, year round.



14

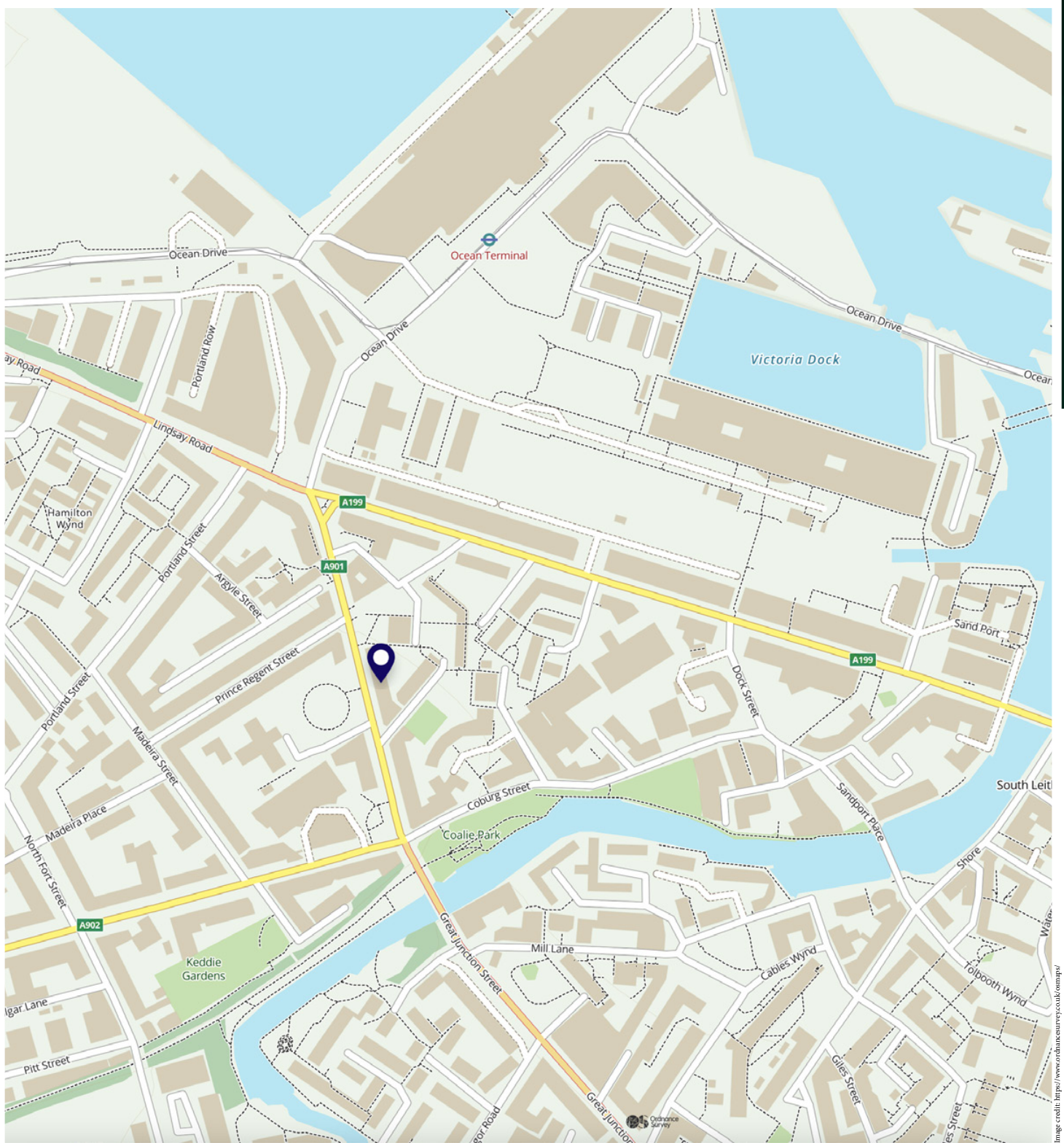
Approximate Dimensions
(Taken from the widest point)

Open Plan Living	4.37m (14'4") x 3.72m (12'2")
Bedroom	3.60m (11'10") x 3.19m (10'6")
En-suite	2.05m (6'9") x 0.80m (2'7")
WC	2.40m (7'10") x 0.86m (2'10")

Gross internal floor area (m²): 33m²
EPC Rating: C



15



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.