



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**37/3 NORTH JUNCTION STREET**

Leith, Edinburgh, EH6 6HR



Set on the first floor of a traditional tenement, with a south-facing communal garden, this tastefully-presented flat features a rear-facing double bedroom, a versatile box room, a bathroom, and a reception room adjoining a bright contemporary kitchen. The appealing city home is situated in bustling Leith, close to Ocean Terminal shopping centre and The Shore's waterside bars and eateries; a popular location well-served by bus and nearby tram links.

Extras: All fitted floor and window coverings and light fittings are included.

## FEATURES

- Popular central location
- First-floor flat with tasteful modern interiors
- Secure entry system
- Entrance hall with multi-purpose box room
- Living room with kitchen access
- Bright modern kitchen
- Rear-facing double bedroom
- Bathroom with shower-over-bath
- South-facing communal rear garden
- Controlled on-street parking (Zone N8)
- Electric heating and double glazing



"A PRIME CITY  
LOCATION WELL-  
SERVED BY TRANSPORT  
LINKS, SHOPS, AND  
ENTERTAINMENT  
OPTIONS."



EPC RATING:

E

COUNCIL TAX BAND:

B

VIEWINGS

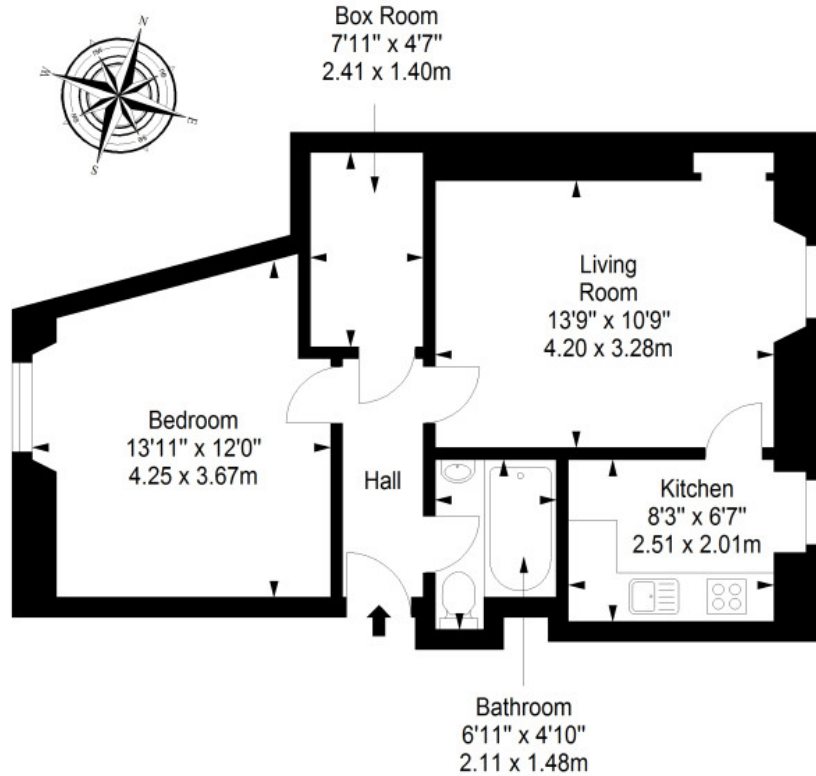
By appointment with Gilson Gray on 0131 516 5366



GILSONGRAY.CO.UK

First Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 46.9 sq. metres (504.8 sq. feet)

EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



BORDERS

01890 880 008

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