

49 1F2 North Junction Street, Leith Edinburgh, EH6 6HS

OFFERS OVER £155,000



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- Traditional first floor flat yards away from Ocean Terminal
- Living room/open plan fitted kitchen
- Versatile sitting room/bedroom leading off to a 2nd bedroom
- L-shaped bathroom with bath/shower
- Electric heating and DG
- Entry system, shared garden and zoned on-street parking
- 10-minute walk from The Shore
- EPC E

Description

This first floor flat will suit first time buyers and potential landlords wishes to invest in this extremely popular district. The apartment is positioned on the first floor of a traditional corner tenement of solid stone construction dating back to around 1900. It has an interesting and flexible layout (47sqm) retaining several period features including cornicing. There is a living room with a recessed fitted kitchen area (with appliances) whilst the formal sitting room could be used as a main bedroom with a further bedroom off. The tiled bathroom has a modern white wash hand basin, bath (with shower over) and W.C. In the hallway is an entry phone system handset.





Heating and Double Glazing

There are electric heaters and PVC double glazed windows.

Garden and Parking

The building provides a shared garden to rear and zoned on-street residents parking.

Location

Number 49 is a corner building lying between Prince Regent Street and Hopefield Terrace on North Junction Street. It is quite literally just a couple of minutes' walk away from Ferry Road and Ocean Terminal. The delightful Water of Leith Walkway, cycle routes, well served bus routes and tram line are all very close by. Half a mile away (a ten-minute walk) is the vibrant Shore (Edinburgh's Waterfront) where bars, restaurants and coffee shops to suit all budgets abound. Newhaven Harbour (0.7 miles) and the many attractions of Edinburgh's City Centre (2 miles) are readily accessible.

Valuation

The mortgage valuation is £160,000 and the Home Report is available from the ESPC website.

Council Tax and EPC

The property lies in Council Tax Band B and has an E rated Energy Performance Certificate.

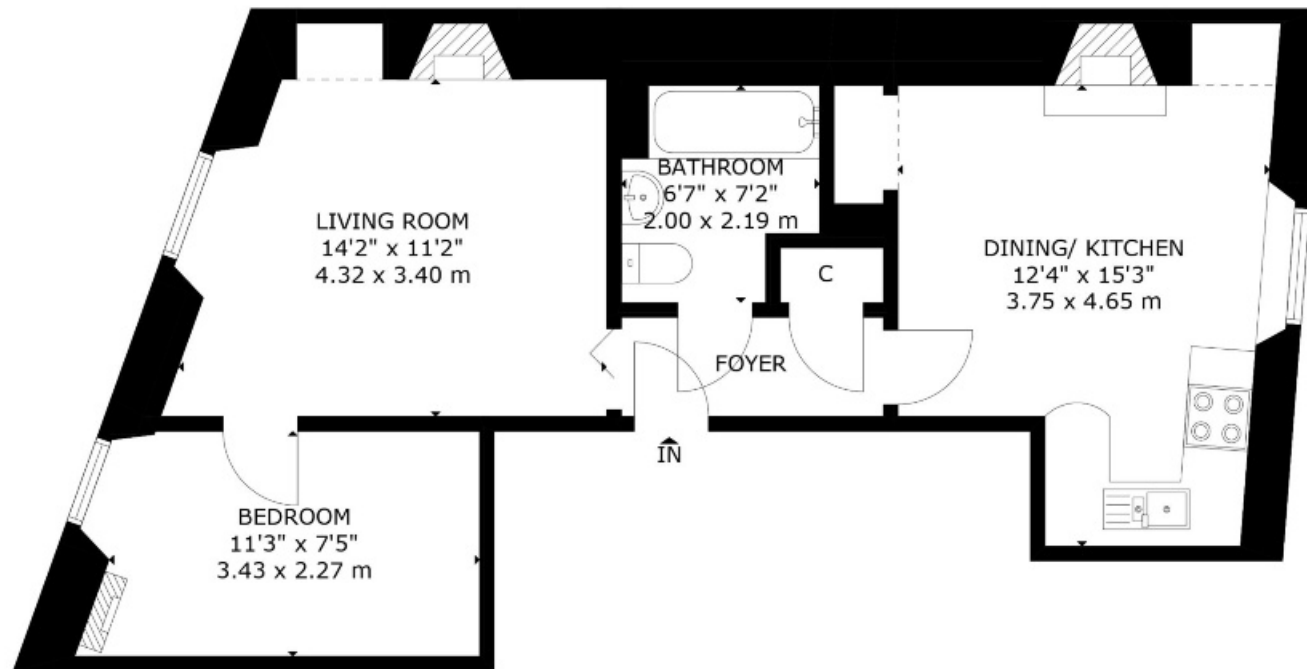
Extras

The fitted carpets, oven, hob and hood, fridge, freezer and the washing machine are included in the sale price.

Viewing

To view telephone Agents 0131 229 3399 (or 07595820611 out with office hours).





FIRST FLOOR

49/2 NORTH JUNCTION STREET, EDINBURGH, EH6 6HS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 510 SQ FT / 47 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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