



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**48/14 North Junction Street**  
Edinburgh EH6 6HP

# 48/14 North Junction Street

This one bedroom flat is sure to appeal to the investor, developer or first time buyer. The property is in need of full renovation, most of which is cosmetic only. Entering the flat into a small hallway, the wc is situated opposite the front door and includes a wc and sink. Moving into the well proportioned lounge/diner which is open plan to the kitchen the room has natural light from the double glazed window providing open views west over the city. The lounge is carpeted and would benefit from full redecoration and new flooring. The kitchen has a range of base and wall units, sink, freestanding washing machine and also hosts a new combi boiler, installed late 2023. The large bedroom would also benefit from redecoration and also has a large double glazed window. It includes an Edinburgh Press and another storage cupboard and has laminate flooring. The well sized shower room is accessed from the bedroom and includes a shower cubicle, sink and would also benefit from upgrading. The flat has period features including high ceilings and cornicing. The windows overlook the park opposite and have lovely views over the city. A communal garden sits to the rear of the building.

## Property Summary

- Close to the vibrant Shore district & the Ocean terminal
- Lounge / kitchen
- Double bedroom
- Shower room
- Seperate WC
- Gas central heating & double glazing
- EPC Rating - D | Council Tax Band - A





Great starter flat, situated close to the vibrant Shore district



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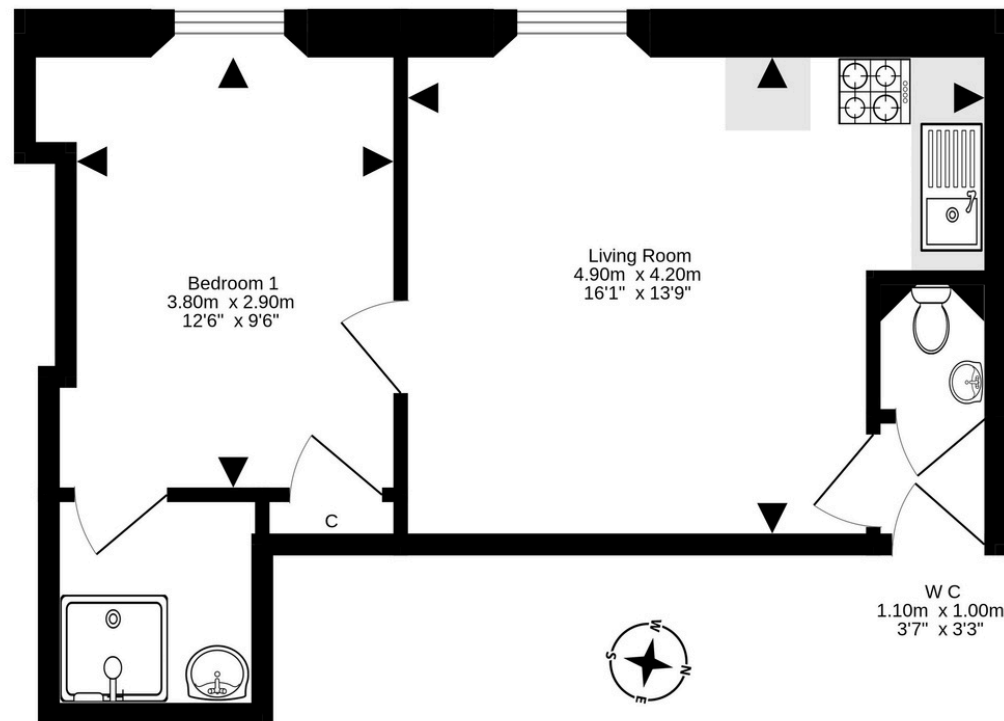
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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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NORTH JUNCTION STREET PARK OPPOSITE FLAT

## Location

North Junction Street is situated at west end of the Leith district, and close to the vibrant Shore area, with its excellent, bars, cafes and Michelin star restaurants. The Scottish Office is based at nearby Commercial Quay a 10 minute walk. Ferry Road itself, offers excellent local amenities, with a post office, chemist and library on your door step. More extensive shopping can be found at the nearby Ocean Terminal, which also houses a Pure gym, Vue Cinema and the Royal Yacht Britannia. An Asda store can be found at Newhaven Harbour, a 5 minute drive. There a number of great parks, including Victoria Park, which the extensive Water Leith cycle path network, runs through.