



Solicitors & Estate Agents










Offers Over

£175,000

16/3 North Junction Street

Leith | Edinburgh | EH6 6HN

An excellent opportunity has arisen to acquire this well-proportioned two-bedroom first floor flat, forming part of a traditional tenement in the ever-popular Leith district. Close to excellent local amenities and well placed for swift transport links into the city centre, the property will appeal to a variety of purchasers including first-time buyers, professionals, and investors alike.

-  2 bedrooms
-  1 public
-  1 bathroom
-  On-street Parking
-  Shared Garden
-  EPC Band - C
-  Council Tax Band - B



Description

The accommodation comprises: an inviting entrance hallway with pulley drying rack, a bright and airy lounge/dining room with Edinburgh press cupboard and pleasant front aspect, and a fitted kitchen finished with neutral base and wall-mounted units, included white goods, and tiled splash areas for easy upkeep. The principal double bedroom is set to the rear and offers generous floor space for freestanding furniture, together with a shelved Edinburgh press. A second bedroom, also of good size, features fitted storage surrounding the bed, a charming window seat, and a front-facing outlook. The shower room provides a three-piece suite with shower over bath, partial tiling, and a large storage cupboard housing the boiler, while a separate WC with two-piece suite completes the accommodation.

Further benefits include gas central heating, double glazing, and a secure door entry system.



Extras

Selected fixtures and fittings, including; integrated gas hob, and extractor hood, freestanding washer, and fridge, light fittings and fitted floor coverings. Other items may be available through separate negotiation. Please note that the oven in the property is not in working order.

Gardens and Parking

Externally, residents enjoy access to a large, well-kept shared rear garden. On-street permit and metered parking is available within the area.

Viewing

By appointment through Neilsons 0131 625 2222.



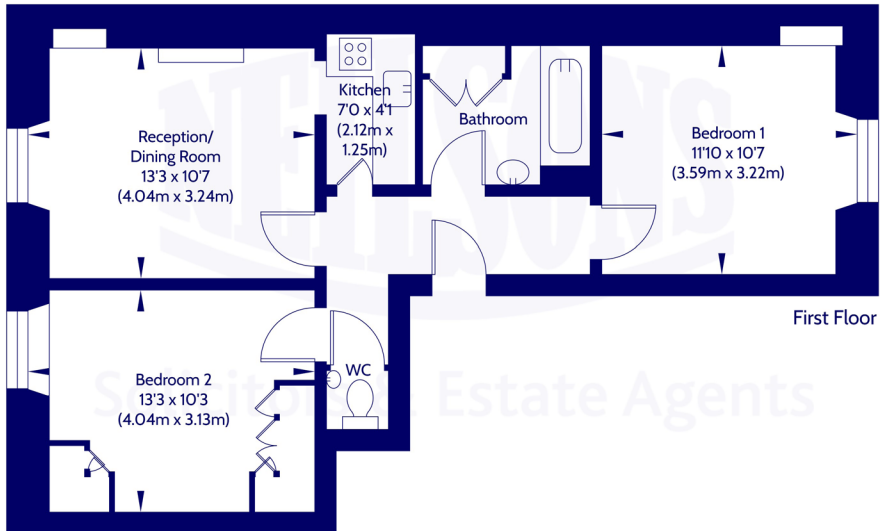


Location

The property is in the vibrant district of Leith which is conveniently situated approximately one mile east of Edinburgh City Centre. There are excellent public transport links, including the extended tram network to the City Centre and surrounding areas and many of the Capitals renowned restaurants, bars, art galleries and attractions are within comfortable walking distance. There are a fantastic range of leisure opportunities in the surrounding area including the green open spaces of Leith Links, Holyrood Park, Arthurs Seat and Craighentinnny Golf Course. The cosmopolitan Shore area of Leith is within proximity and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym.



Approx. Gross Internal Floor Area 51.99 Sq M / 560 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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