



# 49/4 North Junction Street

Leith, Edinburgh, EH6 6HS

  
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Forming part of a traditional tenement, this well-proportioned two-bedroom flat offers bright, flexible accommodation that will appeal to a first-time buyer, professional couple, or investor, and is situated in a convenient Leith location, well placed for access to excellent local amenities and destinations across the capital. The property lies within easy reach of Ocean Terminal, the popular bars and eateries of The Shore and Newhaven, and scenic spots such as the Water of Leith Walkway and Edinburgh's coastline. Regular bus services and the nearby tram line also provide swift connections to the city centre and Edinburgh Airport.

Set on the second floor, the flat benefits from high ceilings and tall windows that enhance the sense of space and natural light throughout. The interiors are presented in neutral tones and offer an excellent blank canvas for personalisation or cosmetic upgrading, while retaining the period character typical of traditional tenement homes.

Accessed via a secure communal stairwell, the accommodation opens into a central entrance hall. From here, you step into the sun-filled living and dining room, which provides flexible, southwest-facing space for comfortable seating and a dining area, with a shelved Edinburgh press adding both character and practicality.

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- Second-floor tenement flat in a convenient Leith location
  - Bright, neutral interiors with scope for upgrading
  - Secure entry system and communal stairs
  - Central entrance hall with storage
  - Sunny, open-plan living/dining room and kitchen
  - Two spacious double bedrooms
  - Bathroom with shower over bath
  - Shared rear garden
  - Controlled on-street parking (Zone N8)
  - Gas central heating and double glazing
  - EPC Rating - C | Council Tax Band - B







Open to the living area is a fitted kitchen, appointed with wood-effect cabinetry, an integrated oven and hob with chimney-style hood, an under-counter washing machine, and a tall fridge/freezer.

There are two spacious double bedrooms, both carpeted for comfort and offering valuable flexibility for home working or guest accommodation. Completing the interior is a partially tiled bathroom fitted with a vanity unit, WC, and a bath with an overhead shower. The property is served by gas central heating and double glazing.

Externally, residents share access to a rear garden, while on-street parking is controlled under Zone N8, ensuring priority for permit holders.

Extras: All fitted floor and window coverings, light fittings, and appliances are included in the sale.







**“Two spacious double bedrooms and a bathroom with shower over bath”**





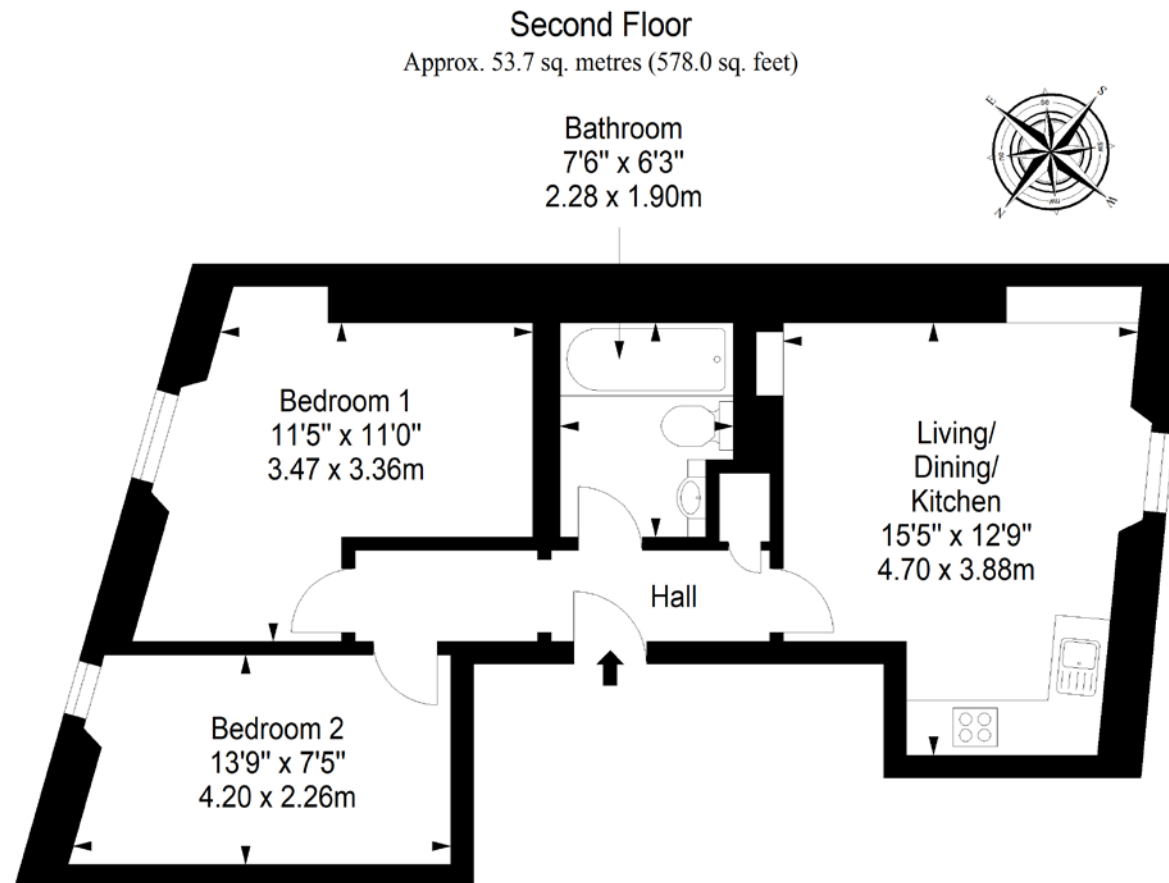


## Leith

Voted by Time Out in 2023 as one of the world's coolest neighbourhoods, historic and vibrant Leith is characterised by its diverse attractions, which include an eclectic mix of bars, cafés, and restaurants. There is also a wide variety of retail outlets, including the Ocean Terminal shopping centre, which boasts high street stores, family restaurants, a 24-hour gym, and a multiplex cinema. Lively annual festivals enrich the strong cultural scene, already buzzing with live music venues, galleries, and artist studios. The area also incorporates The Shore, a scenic waterfront hosting cosy pubs and fine dining with some award-winning restaurants. Amidst all the activity, tranquil green spaces, such as Leith Links and Claremont Park, offer a relaxing escape. For indoor sports and leisure facilities, Leith Victoria Swim Centre accommodates a swimming pool, fitness studios, and a gym. Additionally, public transportation to the city centre (two miles away) runs day and night, including the tram line that runs directly to Edinburgh International Airport. Leith also has a school catchment area covering early years, primary, and secondary education.



# Floorplan



Total area: approx. 53.7 sq. metres (578.0 sq. feet)

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