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**48(2F4) North Junction Street**

Edinburgh EH13 9HZ



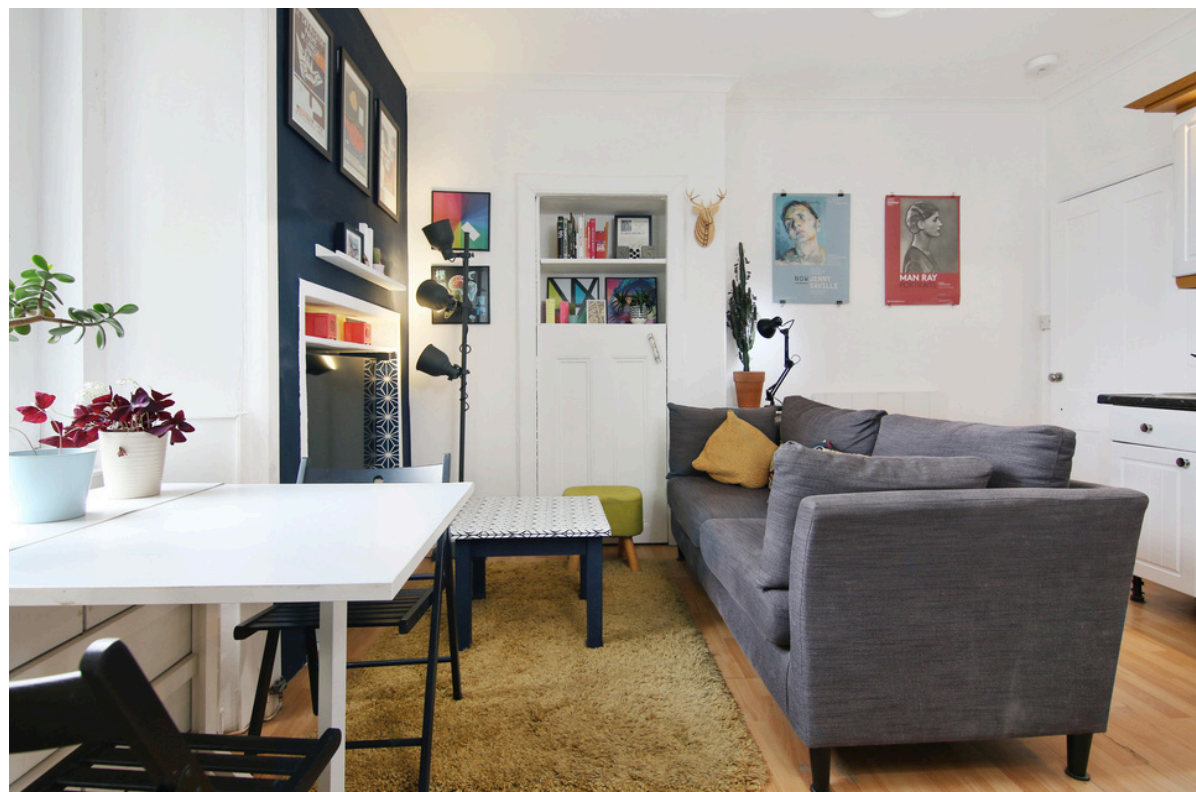
# 48 (2F4) North Junction Street

Situated in Leith, this one bedroom second floor tenement flat, enjoys a great location, a stone's throw from the vibrant 'Shore' area, with its array of trendy bars, coffee shops and Michelin star restaurants. The lovely North Junction Street Park lies opposite the flat, as well as the Leith School of Art.

A charming traditional home, accentuated by contemporary touches and décor, which would appeal to a first time buyer, the investor market or the perfect pied-à-terre – lying very close to the Scotland Office HQ at Ocean Terminal. The accommodation offers an open plan lounge and kitchen area - with space for dining, a generous double bedroom with deep storage cupboard and a stylish three-piece bathroom.

## Property Summary

- Great location close to the vibrant 'Shore' area of Leith
- Traditional Second floor flat
- Open plan lounge & kitchen
- Double bedroom
- Stylish three-piece bathroom
- Electric heating & double glazing
- Shared garden
- Permit parking on surrounding streets - Zone N8
- EPC Rating - C | Council Tax Band - A

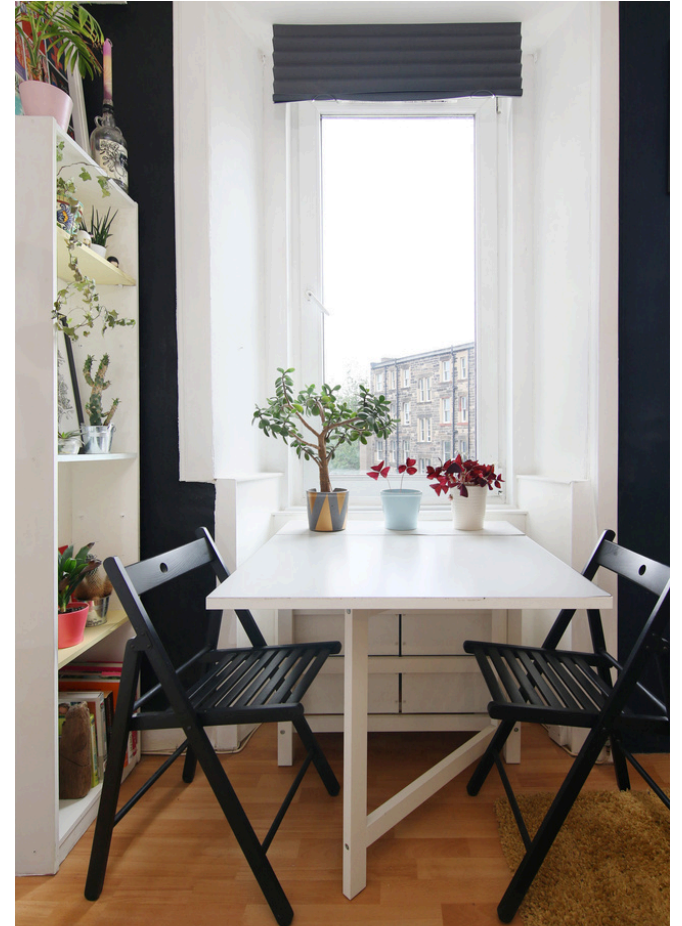


Home Report Value - £160,000









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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.

## Second Floor

Approx. 33.4 sq. metres (359.4 sq. feet)



NORTH JUNCTION STREET PARK OPPOSITE FLAT

Extras: all fitted floor coverings, window coverings, light fittings, a larger fridge and a freezer will be included in the sale.

## Location

North Junction Street is an extension of Great Junction Street, which runs South to North towards the banks of the Firth or Forth, within the Leith district. Pretty North Junction Street Park, lies opposite the flat, as well as, the Leith School of Art. The vibrant Shore area, is close by, with its excellent, bars, cafes and Michelin star restaurants. The Scotland Office is based at nearby Commercial Quay a 5 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 gym, 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. Great bus and trams service the area, for reliable transport links around the city.