



Leith

50/3 NORTH JUNCTION STREET • EDINBURGH • EH6 6HP

“Superb, newly refurbished ground floor flat in traditional tenement building with easy access to all amenities and excellent public transport links to the city centre.”



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DESCRIPTION

Wilson Ward are delighted to present to the market this superb, newly refurbished ground floor flat, situated within a traditional tenement building. The well proportioned accommodation comprises an entrance hall with useful storage cupboard and a door to the private rear garden. To the front of the property is a lovely lounge with a fire surround and electric fire and a shelved press. The kitchen is accessed off the lounge and has modern base and wall units, complementary work surfaces, stainless steel single drainer sink, attractive tiled splashback and floor tiling. The halogen hob, oven, extractor hood and washing machine are included in the sale. To the rear of the property are two large double bedrooms, both overlooking the private garden, one of which has a shelved press and a storage cupboard. To complete the accommodation is a good sized, extensively tiled, shower room with a three piece white suite incorporating a large shower cubicle. The property has traditional sash and case windows throughout, gas central heating and, as previously mentioned, benefits from its own private garden to the rear which has been laid in stone chippings for ease of maintenance. Early viewing is recommended to fully appreciate the quality of accommodation on offer.

LOCATION

North Junction Street is situated in the heart of Leith, with easy access to the city centre, and with a good choice of shopping and entertainment facilities. There are frequent bus services throughout the city and an excellent range of shops, restaurants and entertainment options, including the nearby Ocean Terminal Complex which also has a multi-screen cinema. Leith offers some of the best restaurants, cafes and bars within Edinburgh, many of which are to be found in the cosmopolitan Shore area. There are a variety of leisure pursuits including health clubs and parks and schooling is available at all levels.

EXTRAS

The new carpets and flooring, halogen hob, oven, extractor hood and washing machine are included in the sale.

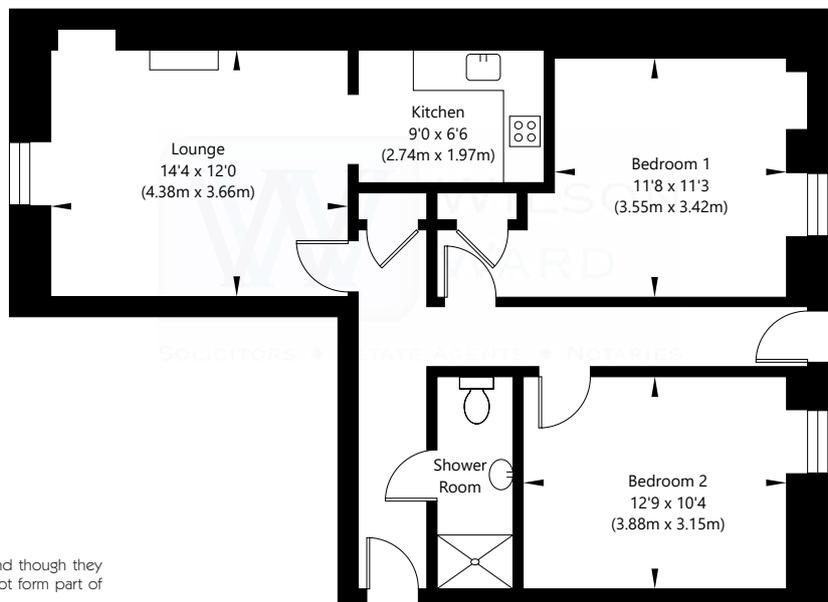
COUNCIL TAX

Band TBC

VIEWING

By appointment through solicitors. Tel 0131-467-7550.

Ground Floor
 Approx. Gross Internal Area
 68.32 Sq M / 735 Sq Ft.
 Not to scale. For identification only.
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