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34/7 North Junction Street

EDINBURGH, EH6 6HP

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Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies, and a Post Office. A few minutes walk takes you to Ocean Terminal where further shops, restaurants, and cinema can be found.

Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

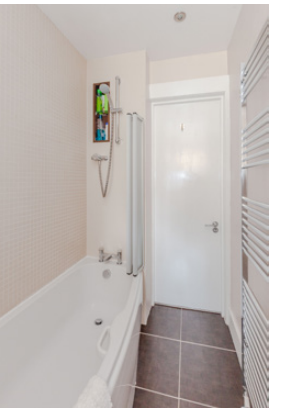
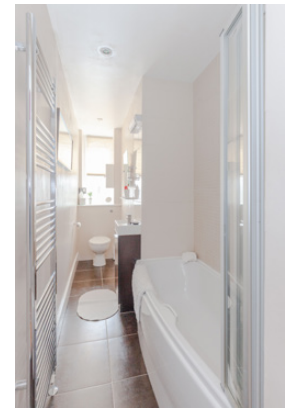
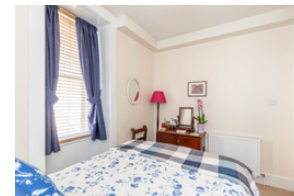
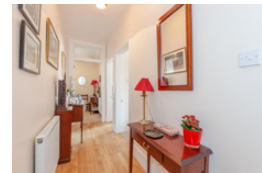
From here, it is also a simple matter of a short walk into the City Centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the

east. In both these directions, there are direct links with the City Bypass.

An excellent opportunity has arisen to acquire this highly desirable two bedroom flat, making for an ideal first-time buyer or buy-to-let opportunity and located within the popular Leith area of Edinburgh. There are many bus services reaching out to different areas of the city making this property the ideal central base. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, briefly consisting of an entrance hallway, a spacious bath/shower room which has a three piece with heated towel rail and extractor fan, you will also find a bright and spacious lounge/kitchen you will enter into the very spacious kitchen/dining area/lounge via the hallway and the kitchen/lounge comes fully integrated and offers a variety of options for furniture configuration.

This property also benefits from a secure door entry system and gas central heating.



SPECIFICATIONS

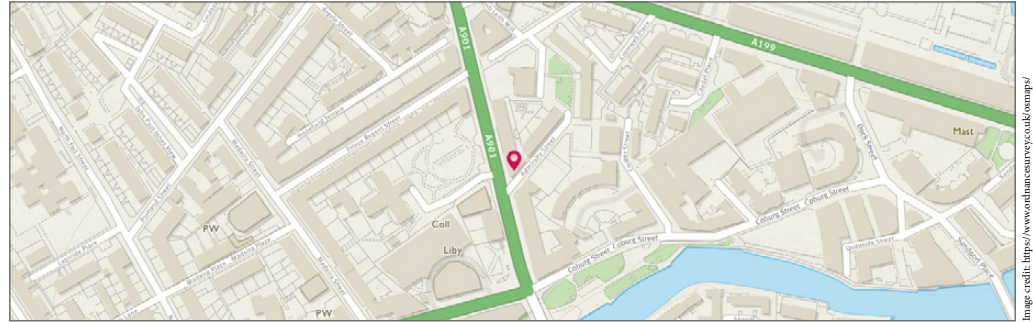
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	3.94m (12'11") x 3.75m (12'4")
Bedroom 1	3.94m (12'11") x 2.62m (8'7")
Bedroom 2	3.28m (10'9") x 2.53m (8'4")
Bathroom	3.94m (12'11") x 1.36m (4'5")

Gross internal floor area (m²): 48m² | EPC Rating: C



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