



76 North Junction Street
Leith
Edinburgh, EH6 6HT



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Summary

Welcome to a beautiful one-bedroom main-door city flat which is on the ground floor of a B-listed Georgian building. This charming home enjoys attractive interior design that ensures an inviting modern ambience while remaining sympathetic to the traditional nature of the building. It has bright and airy interiors and includes a well-appointed kitchen and three-piece bathroom. Furthermore, this flat has a highly convenient location in Leith. It is in strolling distance of The Shore's award-winning restaurants and popular bars, as well as a wealth of amenities, and regular bus and tram links for easy commutes to the city centre and airport.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and gas hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

Features

- A beautiful ground-floor city flat
- Part of a traditional Georgian building
- Highly sought-after location in Leith
- Private main-door entrance
- Welcoming entrance hall
- Elegant living and dining room
- Shaker-inspired kitchen
- One spacious double bedroom
- Modern bathroom with overhead shower
- Gas central heating system
- Traditional sash and case windows
- Controlled permit parking (Zone N8)



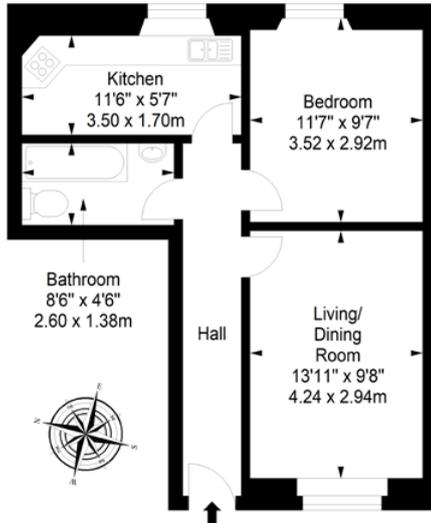






Floorplan

Ground Floor
Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 41.8 sq. metres (449.9 sq. feet)

EPC Rating - D | Council tax band - B | Home report Value - £185,000



Price & Viewings

Please refer to our website
www.watermans.co.uk

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