

4/2 John's Place

Leith Links, Edinburgh, EH6 7EL

mhdlaw



“Stunning Period Flat”

Features

- Overlooking Leith Links
- Offered In Excellent Decorative Condition
- Recently Refurbished Communal Hall And Stair
- Entrance Hall
- Very Generous Living/Dining Room
- Period Features Including Sash Windows and Decorative Cornicing
- Modern Kitchen
- Two Large Double Bedrooms
- Bathroom
- Gas Central Heating
- Central Leith Location



Recently updated to give a bright, modern feeling, this lovely two bedroom period flat is set on the first floor of a handsome period terrace overlooking the green expanse of Leith links.



LOCATION

John's Place forms an attractive terrace of period buildings looking southeast across the open parkland of Leith Links. It is a fantastic central location offering a both a leafy respite from city life but also swift, simple access to a range of excellent coffee shops, bars and restaurants. The fashionable pubs and eateries of The Shore and Constitution Street are just moments away, and Leith Walk offers a range of independent retailers, restaurants and cafes. Leith Victoria Swim Centre is nearby and Ocean Terminal has a wide range of retail outlets and leisure facilities, including a gym and cinema, whilst the promenade at Portobello can be reached either by bus or via a dedicated cycle path. Further good transport links include frequent buses along Ferry Road and the upcoming tram extension will further improve links to the city centre and beyond.

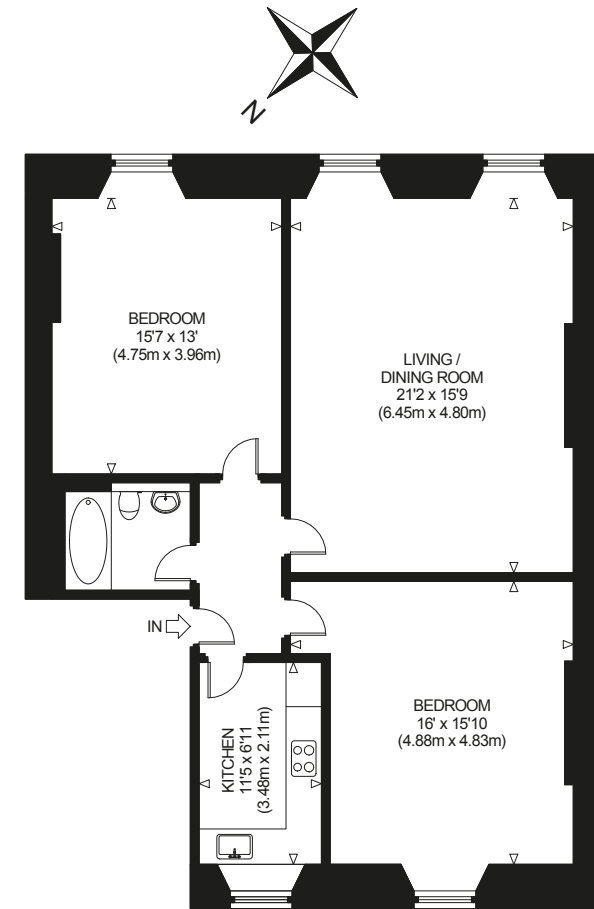
COUNCIL TAX BAND - D

HOME REPORT VAULTION - £375,000

PLEASE NOTE: Face coverings, social distancing, and hand sanitising are mandatory for in-person viewings.



The owner will not warrant the working order of any of the fixtures and fittings which are included in the sale price. All systems and appliances in the property are sold as seen and no warranties will be given.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1002 SQ FT / 93.1 SQ M

JOHN'S PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1002 SQ FT / 93.1 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING – By appointment please call 0792 953 7730

All enquiries, note of interest and offers to be directed to the property department at:

45 Queen Charlotte Street, Leith, Edinburgh, EH6 7HT
T: +44 (0) 131 555 0616 E: edinburgh@mhdlaw.co.uk

