



17/40 Johns Place
Leith, Edinburgh, EH6 7EN



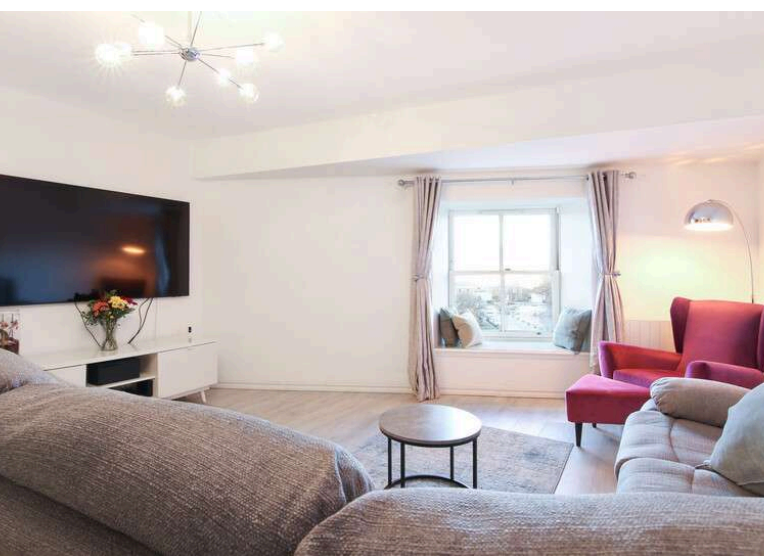
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17/40

John's Place, Leith, EH6 7EN

Forming part of a converted 1800's bonded warehouse, this fourth floor flat offers excellent accommodation in an ideal location with amenities and transport links on its doorstep.

- Generous lounge with space for dining
- Well-appointed modern kitchen
- Generous reception hallway with storage
- Master bedroom with en-suite shower room
- Second double bedroom
- Family bathroom with 3-piece suite
- Electric heating & double glazing
- Residents permit parking (N8)



Home Report: £275,00

EPC Rating: C

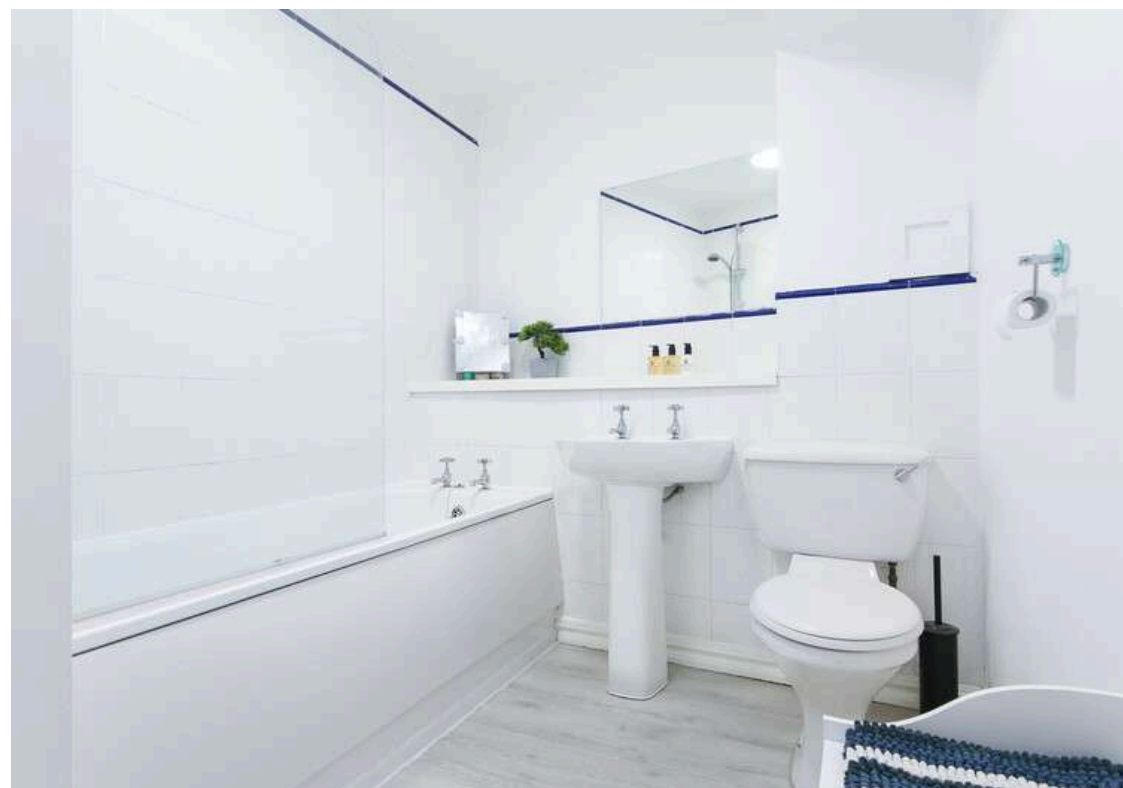
Forming part of a handsome 1800's bonded warehouse, which was converted in to residential accommodation in the late 1990s, this fourth floor flat offers excellent accommodation in an ideal location with amenities and transport links on its doorstep. The property is in move-in condition having been tastefully upgraded throughout and would make an ideal home for the first time buyer, or professional couple.

Approached off a secure shared stairwell with both stair and lift access, the front door of 17/40 John's Place opens into a generous reception hall with ample space for furniture and with built-in storage. To the end of the hall, a spacious lounge features a recessed window and allows for various configurations, including space for dining. Conveniently accessed off the lounge, the kitchen has been fitted with modern wall and base cabinets, along with a range of integrated and freestanding appliances. The flat boasts two generous double bedrooms; the master bedroom has an en-suite shower room with a large walk-in shower, while the second bedroom offers built-in storage. Completing the accommodation is a three-piece bathroom with overhead shower.

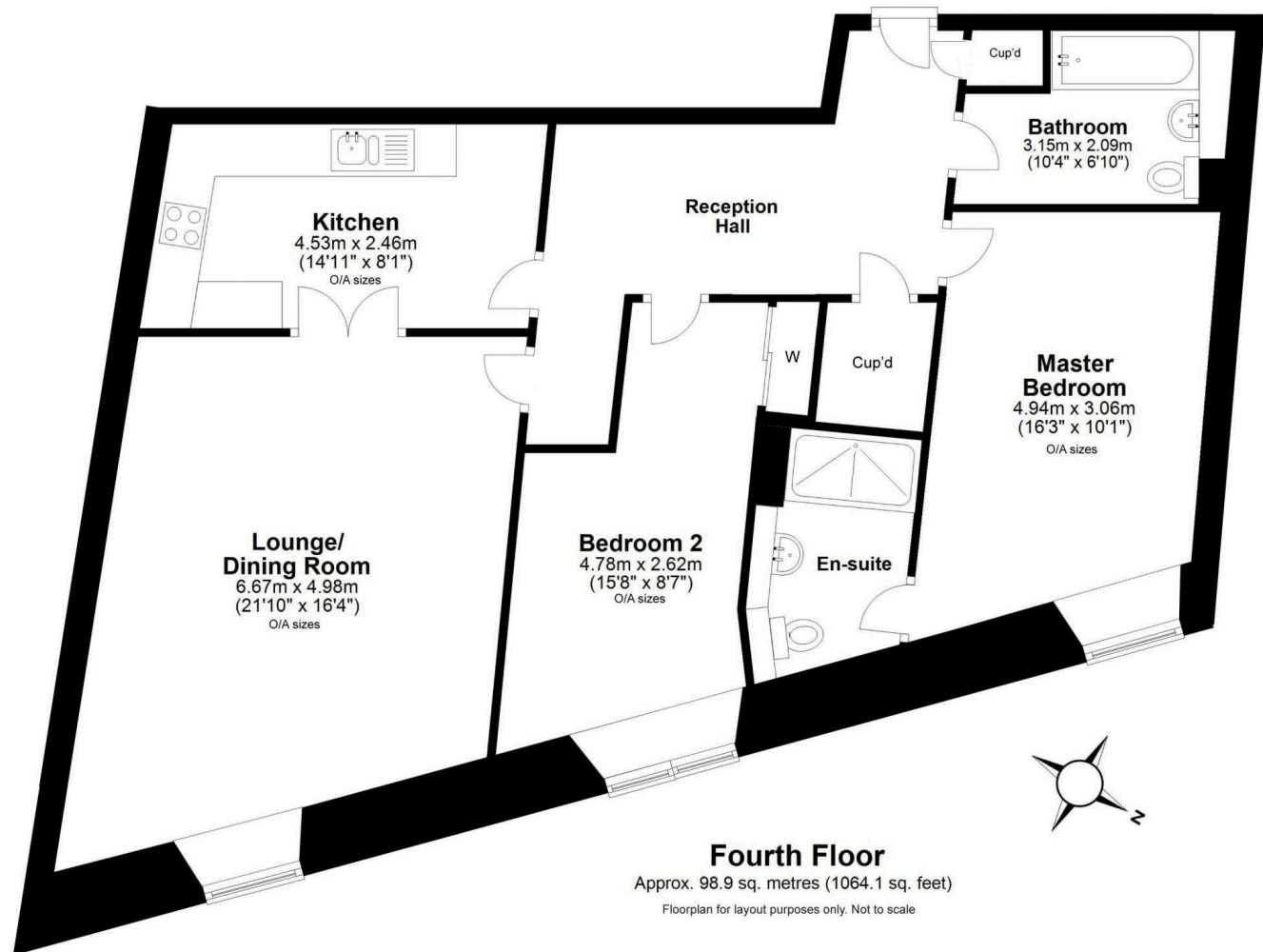
The flat further benefits from electric central heating and double glazing. Residents' permit parking (Zone N8) is available and the flat enjoys easy access to Leith Links, with its walkways, play parks, tennis court and playing fields. The building, grounds and lift are insured and maintained by Trinity Factors at an approximate cost of £125 - £140 per calendar month.

Extras: To include all fitted carpets and fitted floor coverings; the kitchen appliances (integrated oven, hob and extractor hood; freestanding fridge/freezer, dishwasher, and washing machine); light fittings and window coverings within the sale.





Located just a few miles north-east of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre which hosts high-street stores, as well as family restaurants, a 24-hour gym and a multi-plex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and eateries, including a number of award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh City Centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. The tram line runs through Leith to provide another swift connection through the City Centre and all the way out to the airport. The school catchment area covers early years, primary and secondary education.



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