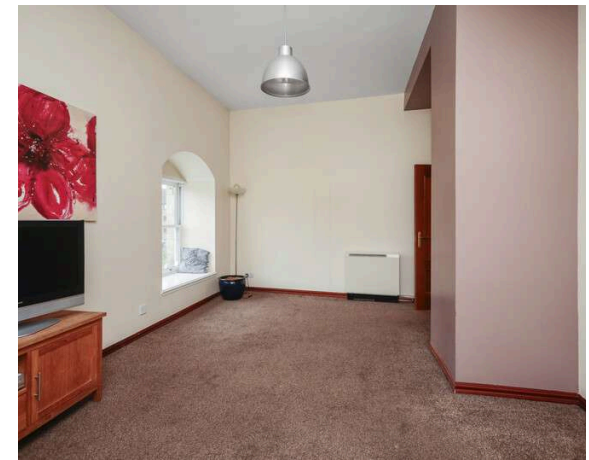
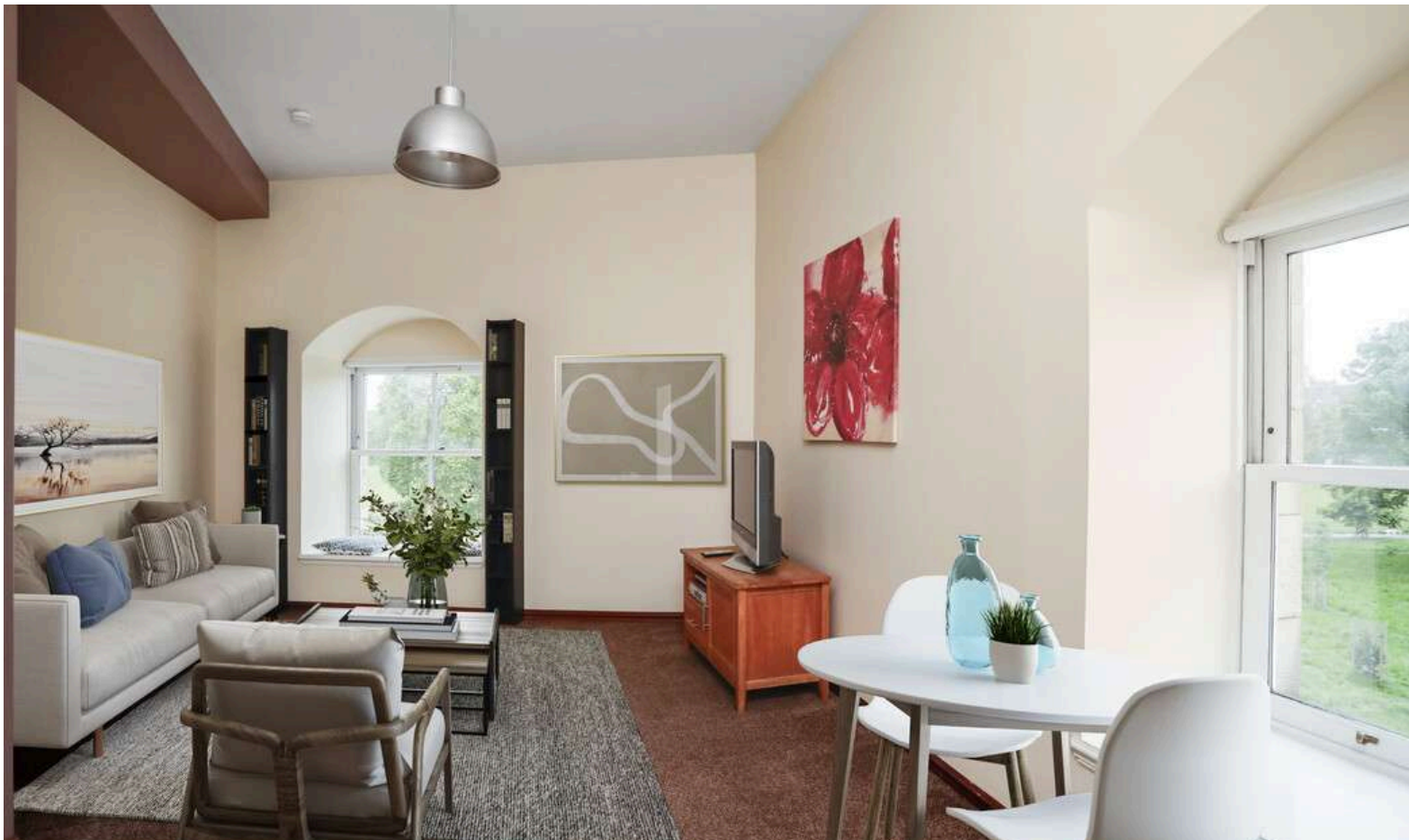




18/12 Johns Place, Edinburgh, EH6 7EN

www.mcdougallmcqueen.co.uk



This handsome sandstone building was originally constructed in the 1800s as a bonded warehouse and converted in to stylish residential accommodation in the late 1990s, offering a convenient location close to the trendy Shore area in Leith and ideal for those looking for a low-maintenance property. Accessed via stairs or lift, the property is on the second floor and offers well-proportioned accommodation, briefly comprising: entrance hallway, good-sized reception room, superb breakfasting kitchen, 2 double bedrooms and a bathroom. The flat has lots of character with excellent natural light and beautiful open views from each of the windows across Leith Links.

- Charming 2nd floor flat with open views across Leith Links set within Bond conversion
- Kitchen with breakfasting area, bathroom
- Double glazing and electric heating
- Lovely lounge, 2 double bedrooms
- Factored building with lift
- Close to the fashionable Shore area of Leith
- Excellent transport links



Location

Situated to the northeast of the city, the leafy residential suburb of Leith Links enjoys a tranquil, laid-back ambience within walking distance of the city centre. The vast, open space of Leith Links itself is home to a well-equipped play park, various football pitches and hosts the annual Leith Festival Gala. Just minutes' walk from vibrant Leith Walk and the trendy Shore district, enjoying a fantastic blend of local services and amenities. The bustling shopping area around Great Junction Street, the New Kirkgate and the Foot of the Walk provides everything you need for day-to-day life, while more extensive shopping facilities are available in the city centre. Trendy bars and restaurants sit side by side with traditional pubs, while the neighbouring Shore district boasts no fewer than three Michelin-starred restaurants. There is a choice of several gyms and fitness studios including Leith Victoria Swim Centre (traditional Victorian swimming baths with gym and fitness studios) and a 24-hour PURE gym at Ocean Terminal. Leith Links offers an excellent range of schools from nursery to secondary education and also benefits from exceptional public transport links into the city centre and beyond, offering swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. The Foot of the Walk tram stop is also just a short walk from the property offering a direct link to the city centre and Edinburgh airport. The building is factored by Trinity and factor fees are approx £1,000 every 6 months.

Extras

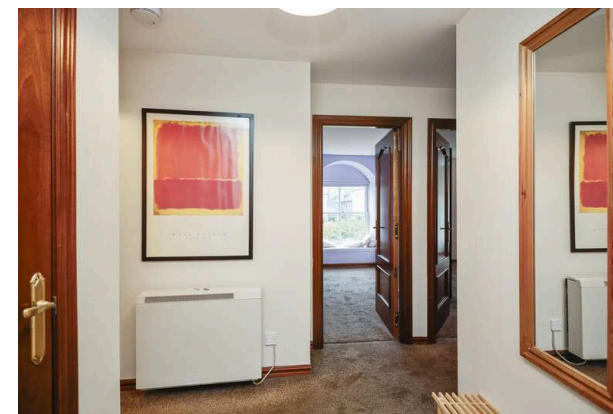
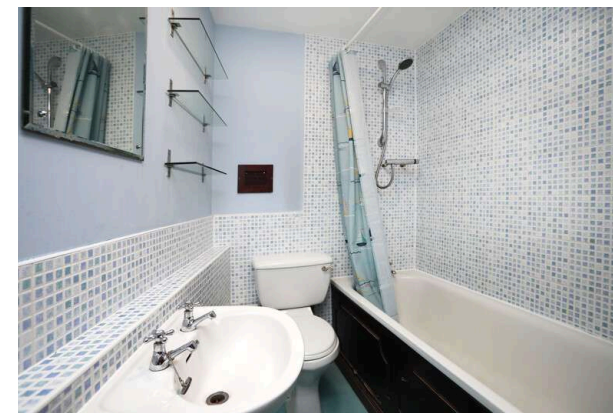
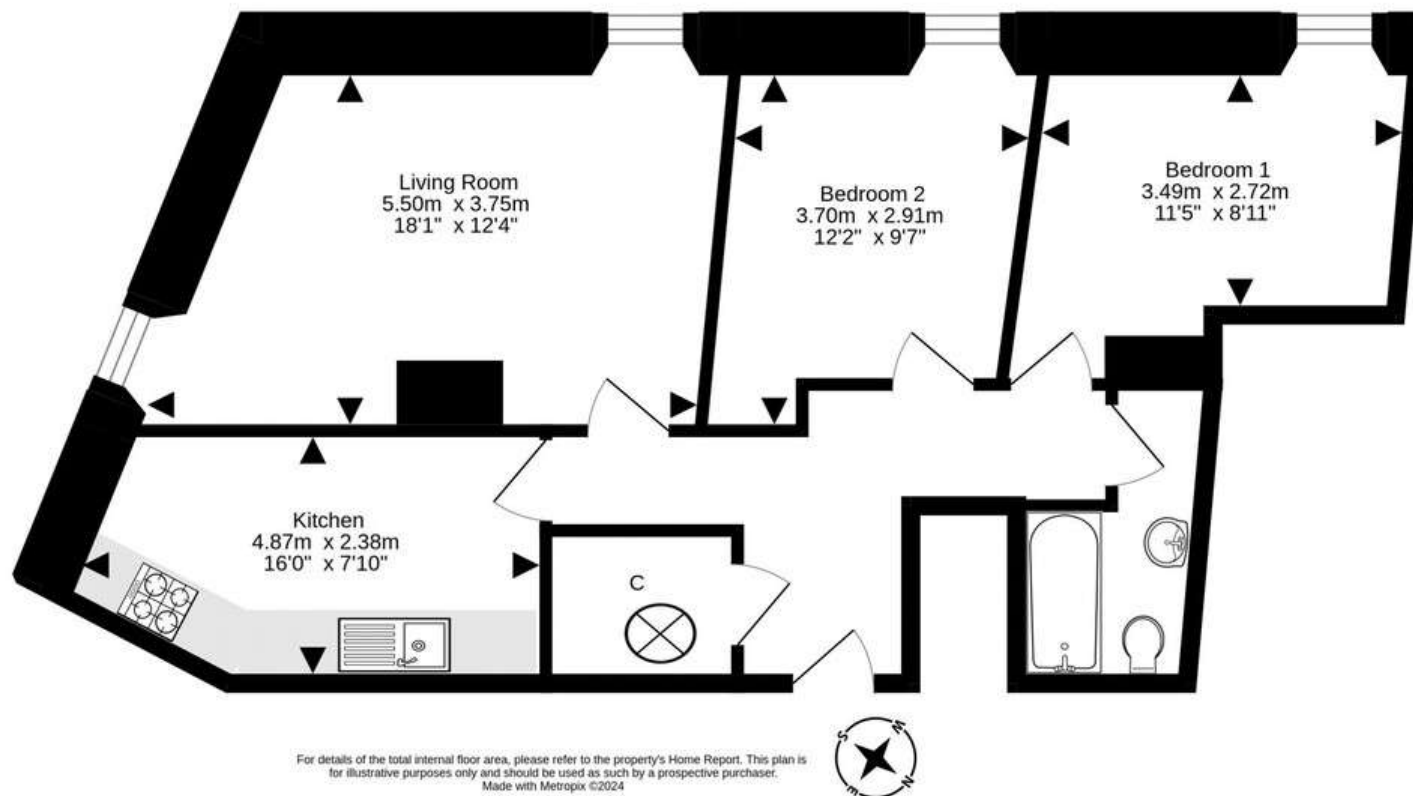
The property will be sold as seen with any items at the viewing included in the sale.

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C

Council Tax Band - E



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

ēspc
Mc
 McDougall McQueen