

COULTERS[©]

17/40 JOHNS PLACE

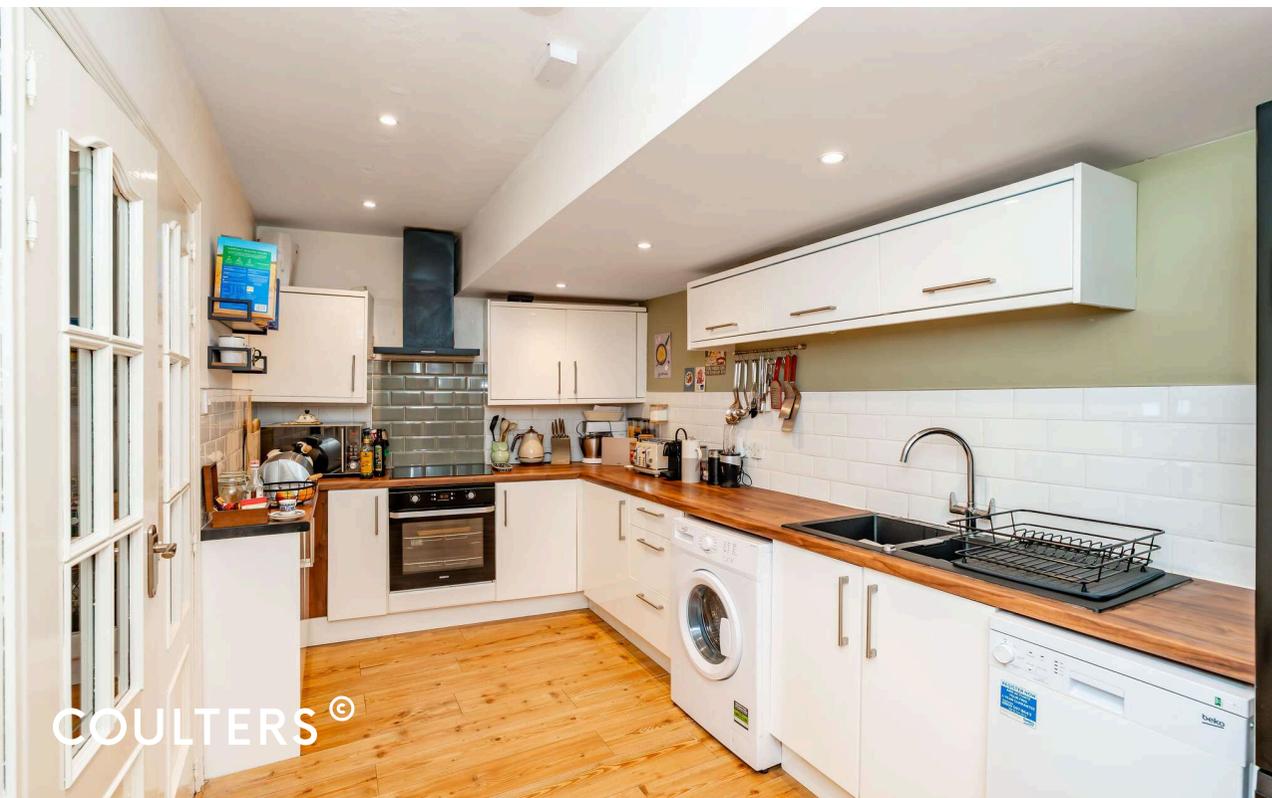
LEITH LINKS, EDINBURGH, EH6 7EN

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Nestled within a historic bonded warehouse conversion just off Leith Links, this spacious fourth-floor flat offers a seamless blend of period character and contemporary living. The property boasts a generous and welcoming sitting room, awash with natural light, that affords picturesque views over the lush greenery of Leith Links. Double doors open from the sitting room into a well-appointed kitchen, featuring a comprehensive range of integrated appliances and generous storage, making it ideal for both everyday living.



KEY FEATURES



A spacious fourth floor flat.



Two double bedrooms, one with an en-suite.



Situated on Leith Links.



On-street permit parking.



Within a short walk of Leith amenities.



Tram stop nearby.



EPC Rating - C



Council Tax Band - E



The sitting room itself provides ample space for a dining area, creating a versatile environment for relaxing or hosting guests. There are two generously proportioned double bedrooms, with the principal suite benefiting from a stylish en-suite shower room, while a thoughtfully designed main bathroom with an overhead shower serves the rest of the home. The property further benefits from a newly installed immersion heater with warranty in place.

With its combination of historic charm, contemporary comforts, and a highly desirable location in one of Edinburgh's most vibrant areas, this property represents a unique opportunity for those seeking a sophisticated city residence.





THE LOCAL AREA

The cosmopolitan area of Leith is a vibrant and popular district with an exceptional variety of leisure, dining and retail choices. Situated a short distance to the north of Edinburgh's City Centre, the area is well connected by both buses and trams.

Leith Links is a wonderful spot for walking and running and offers sports pitches and tennis courts. The exciting Shore area boasts Michelin starred restaurants and numerous trendy bars.

Daily shopping needs are met by a mix of convenience stores and grocers whilst a large Tesco sits at the foot of Leith Walk. Superb transport links ensure that a regular bus and tram services take you swiftly into the City Centre and Waverly train station.

EXTRAS

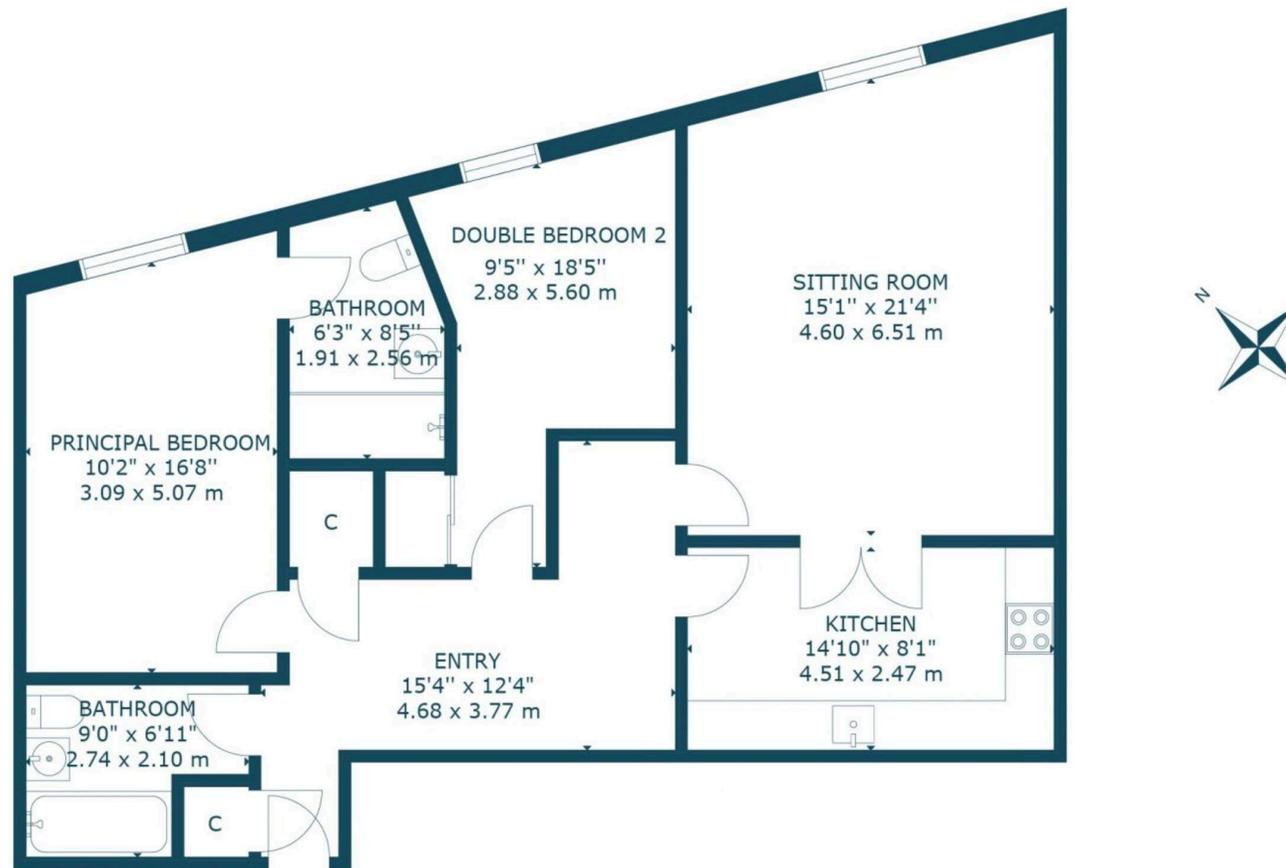
All light fittings, fitted flooring and integrated kitchen appliances are included in the sale price.

The building is factored by Trinity Factors with an approximate monthly fee of £158.



HOME REPORT VALUATION: £290,000





4TH FLOOR

17/40 JOHNS PLACE, LEITH LINKS, EDINBURGH, EH6 7EN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,055 SQ FT / 98 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.