



17/12 Johns Place

Leith Links, Edinburgh, EH6 7EN



VMH ESTATE AGENTS



Appealing, bright first floor flat forming part of a handsome Bond building

- Sitting/dining room
- Kitchen/breakfast room
- Double bedroom - built in wardrobes
- Shower room
- Lift & secure entryphone
- Open green spaces of Leith Links
- Popular & convenient location
- Variety of amenities close by
- Permit parking
- Electric heating & double glazing



Offers Over: £170,000

EPC Rating: C

Council Tax: B

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Forming part of a handsome 1800's bonded warehouse, which was converted in to residential accommodation in the late 1990s, this first floor flat offers excellent accommodation in an ideal location. Leith Links is on the doorstep offering open green spaces and a variety of amenities are within close walking distance, and the city centre is also within easy reach.

The interior is bright and well proportioned throughout and the building benefits from a lift and secure entryphone system.

Management

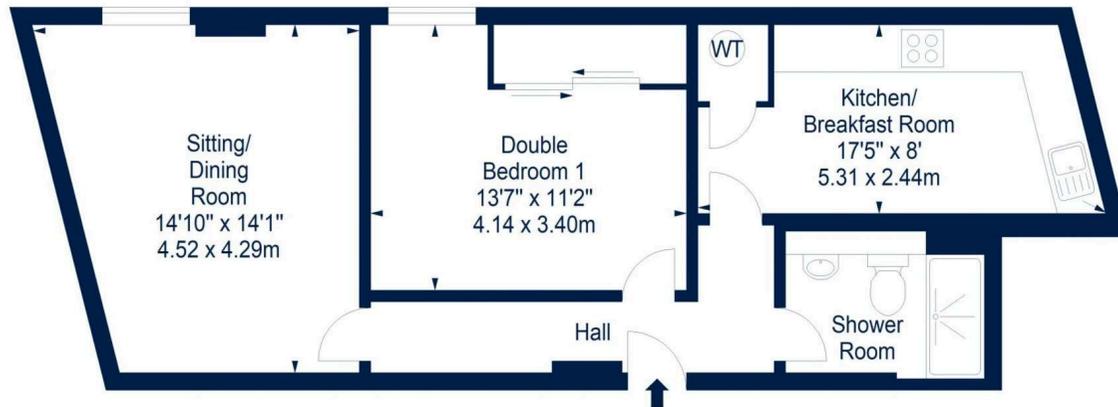
The building is factored and maintained by Trinity Factors for an approximate monthly fee of £150 which includes buildings insurance.

Extras

All fitted floor coverings, curtains, light fittings, hob, oven, extractor hood, fridge and washing machine are included in the sale price.



17 Flat 12 Johns Place, Edinburgh, Midlothian, EH6 7EN



First Floor



Flat - Approx. Gross Internal Area - 609 Sq Ft - 56.58 Sq M

For identification only. Not to scale. © SquareFoot 2026



Location

Leith Links lies to the northeast of the city centre boasting the open green spaces of the Links and Claremont Park. A mix of convenience stores and grocers meet daily shopping needs whilst a large Tesco can be found at the Foot of the Walk with a more comprehensive variety available in nearby Ocean Terminal. The neighbouring Shore district offers a choice of renowned restaurants and wine bars. Leith Links is within close proximity to the Scottish Government's offices at Victoria Quay. Excellent transport links ensure that a regular bus and tram service runs to and from the city centre and surrounding areas.





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