



Solicitors & Estate Agents









Fixed Price

**£250,000**

## 17/47 Johns Place

Leith | Edinburgh | EH6 7EN

An excellent opportunity has arisen to purchase this spacious and bright fifth floor flat forming part of superb B-Listed bond conversion next to the wide green spaces of Leith Links and close to a range of fantastic local amenities and transport links on your doorstep. In move-in condition the property would undoubtedly appeal to the young professionals.

-  2 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Allocated parking space
-  EPC Rating – D
-  Council Tax Band – D



## Description

In brief the subject comprises; welcoming entrance hallway with built-in storage cupboard, generously proportioned lounge/dining open plan to modern fitted kitchen with breakfast bar, light and airy principal bedroom with fitted wardrobes, second well proportioned bedroom and contemporary bathroom with white three-piece suite and shower over bath. Further benefits include electric heating.





## Extras

All fitted floor coverings will be included in the sale together with the integrated oven, integrated hob, washing machine and fridge/freezer.

## Parking and Factors

There is an allocated parking space located to the rear of the building. The building, grounds and lift are insured and maintained by Trinity Factors at an approximate cost of £150 per calendar month.

## Viewing

Please contact Neilsons on 0131 625 2222.





## Location

The property enjoys a wonderful location directly opposite the wide green spaces of Leith Links in the heart of ever-popular Leith. This thriving neighbourhood offers a wealth of excellent local amenities along with a vibrant café and restaurant scene, a wide choice of independent shops and stores and superb transport links by tram or bus, swiftly connecting to Edinburgh city centre and the surrounding areas. Recreational facilities in the area include a choice of gyms, Leith Victoria Swim Centre, delightful walks along the Water of Leith and The Shore and further facilities at The Ocean Terminal with multi-screen cinema and a selection of high street named stores.



Approx. Gross Internal Floor Area 66.81 Sq M / 719 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

