

17/13 John's Place

LEITH LINKS, EDINBURGH, EH6 7EN



*Generously Proportioned Two Bedroom Flat In
Edinburgh's Picturesque Leith Links*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom flat, situated in the heart of Leith Links and benefitting from excellent connections and local amenities.

THE LIVING ROOM



Inside, the property comprises of:

- Spacious living area which provides ample space for dining and living furniture and is flooded with natural light.
- Fully equipped kitchen which is generously proportioned and well maintained, with hob, fan oven and freestanding fridge freezer and washing machine.

THE KITCHEN





- There is one main family bathroom which is fitted with a shower over the bath and has been finished to an excellent standard.
- The property benefits from two generously proportioned double bedrooms one of which has been used as a home office but accommodates a double bed. The master bedroom benefits from integrated wardrobes.

THE BATHROOM



BEDROOM 1



BEDROOM 2

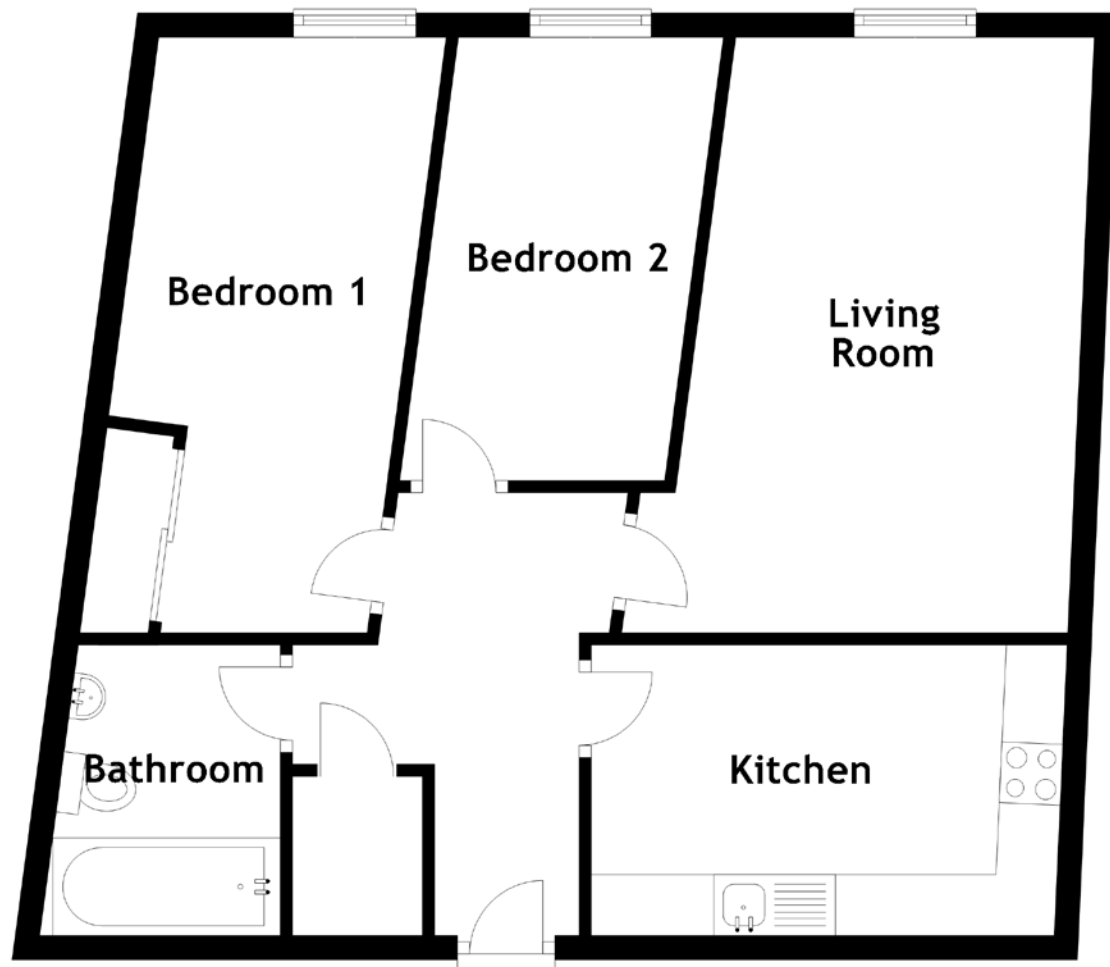


In addition, the property benefits from, double-glazed windows, and electric heating and also has a private parking space as well as on-street parking for residents and visitors. The area that the property is situated in is a real selling point, being surrounded by green parks, excellent coffee shops and amenities such as gyms and supermarkets on your doorstep it will certainly not disappoint. Early viewing is recommended to avoid disappointment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

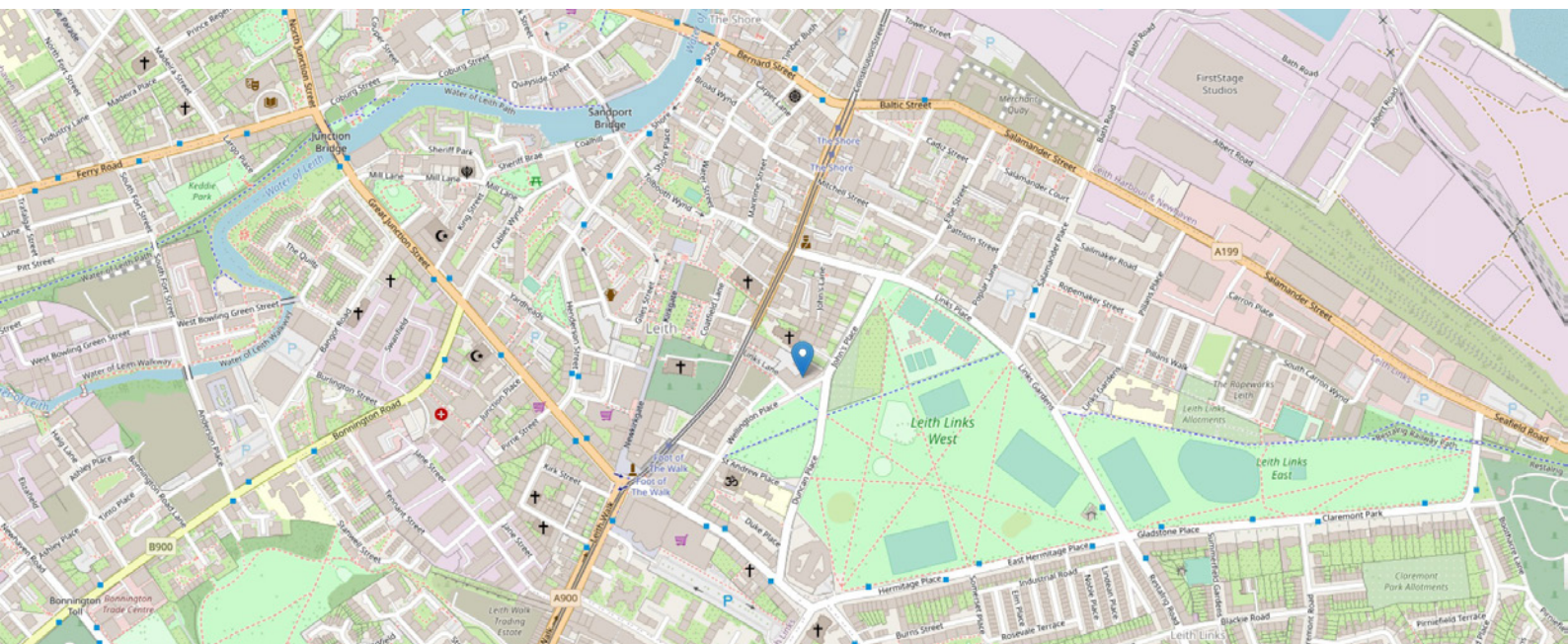


Approximate Dimensions (Taken from the widest point)

Living Room 4.77m (15'8") x 3.66m (12')
 Kitchen 4.00m (13'2") x 2.35m (7'9")
 Bathroom 2.38m (7'10") x 1.98m (6'6")

Bedroom 1 4.92m (16'2") x 2.36m (7'9")
 Bedroom 2 3.66m (12') x 2.18m (7'2")

Gross internal floor area (m²): 52m²
 EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith Links area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal where further shops, restaurants and cinema can be found.





Leith is an established, independent community, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and bright lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries, a choice of dentists.

The shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

From here, it is a simple matter of a 25 minute walk into the city centre, with the option of using the tram stop which is only a short walk away or one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city by-pass.

Leith also has its own Primary and Secondary schools, the Academy being a community high school with access to adults during the day and evenings.



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