



Solicitors & Estate Agents



Offers Over

£225,000

18/26 John's Place

Leith Links | Edinburgh | EH6 7EN

An excellent opportunity has arisen to purchase this spacious and bright fourth floor flat, with lift access 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. Attractively modernised and upgraded, the property is in move-in condition the property would undoubtedly appeal to first time buyers and young professionals.

-  2 Bedrooms
-  1 Reception Room
-  1 Bathroom
-  Lift Access
-  Permit/Meter Parking
-  EPC Rating – C
-  Council Tax Band - D



Description

In brief the property comprises; secure entry system, communal hallway, stairs and serviced lift to all floors, welcoming entrance hallway with built-in storage, generously proportioned lounge/dining room, modern fitted kitchen with a range of base and wall mounted units and integrated appliances, light and airy principal bedroom with fitted wardrobe, second well proportioned double bedroom with mirrored wardrobe and stylish bathroom with three-piece suite and shower over bath. Further benefits include electric heating with recently upgraded storage and convection heaters.



Extras

The integrated kitchen appliances and fitted floor coverings shall be included in the sale.

Parking & Factor

Residents' permit holder parking and metered visitor parking is available on the street and surrounding streets. The building, grounds and lift are insured and maintained by Trinity Factors at an approximate cost of £180 per calendar month.

Viewing

By appointment through Neilsons (0131 625 2222).





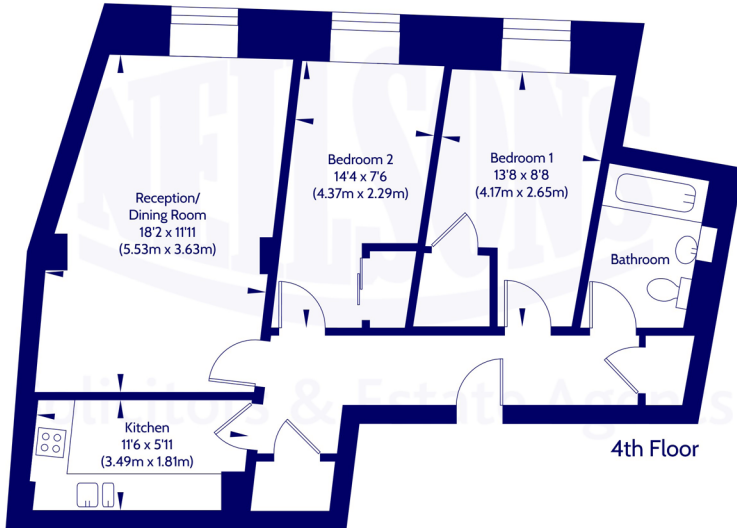
Location

The property enjoys a wonderful location directly opposite the wide green spaces of Leith Links and lovely local community gardens in the heart of ever-popular Leith. Within short walking distance, there is 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 Sq M / 712 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

