

19 (flat 22) Johns Place, Leith, Edinburgh, EH6 7ED



Description

Forming part of a handsome bonded warehouse dating from the 1800s, this immensely appealing top floor property offers excellent accommodation with unbeatable views across the city and beyond. Converted into accommodation in the mid 1990s, this quiet freestanding building is situated in a highly desirable location by Leith Links, close to award-winning restaurants and an eclectic array of independent shops, pubs and cafes. The property further benefits from excellent transport links, being situated near a tram stop for swift connections to the city and airport networks. Enjoying a tucked away, off-road position in a traffic-calmed zone, this superb city pad offers an enticing opportunity for anyone wishing to live in a sought after area with easy access to open green spaces and the city centre.

Features

- Shared sun terrace at building entrance
- Spacious open plan living/dining room/kitchen with cleverly utilised and generous mezzanine storage area
- Fitted kitchen
- Two double bedrooms with built-in wardrobes, main bedroom with en-suite
- Three piece suite bathroom with shower
- Electric heating and double glazing
- Secure entry system and lift access
- Residents car park

Extras

The oven, hob, washing machine, and fridge are included. Additional items of furniture may be available by separate negotiation.

Factor

The development is factored by Allied Surveyors for approx. £290 per annum according to the vendor. This includes maintenance of communal areas and block buildings insurance.

EPC Rating: C



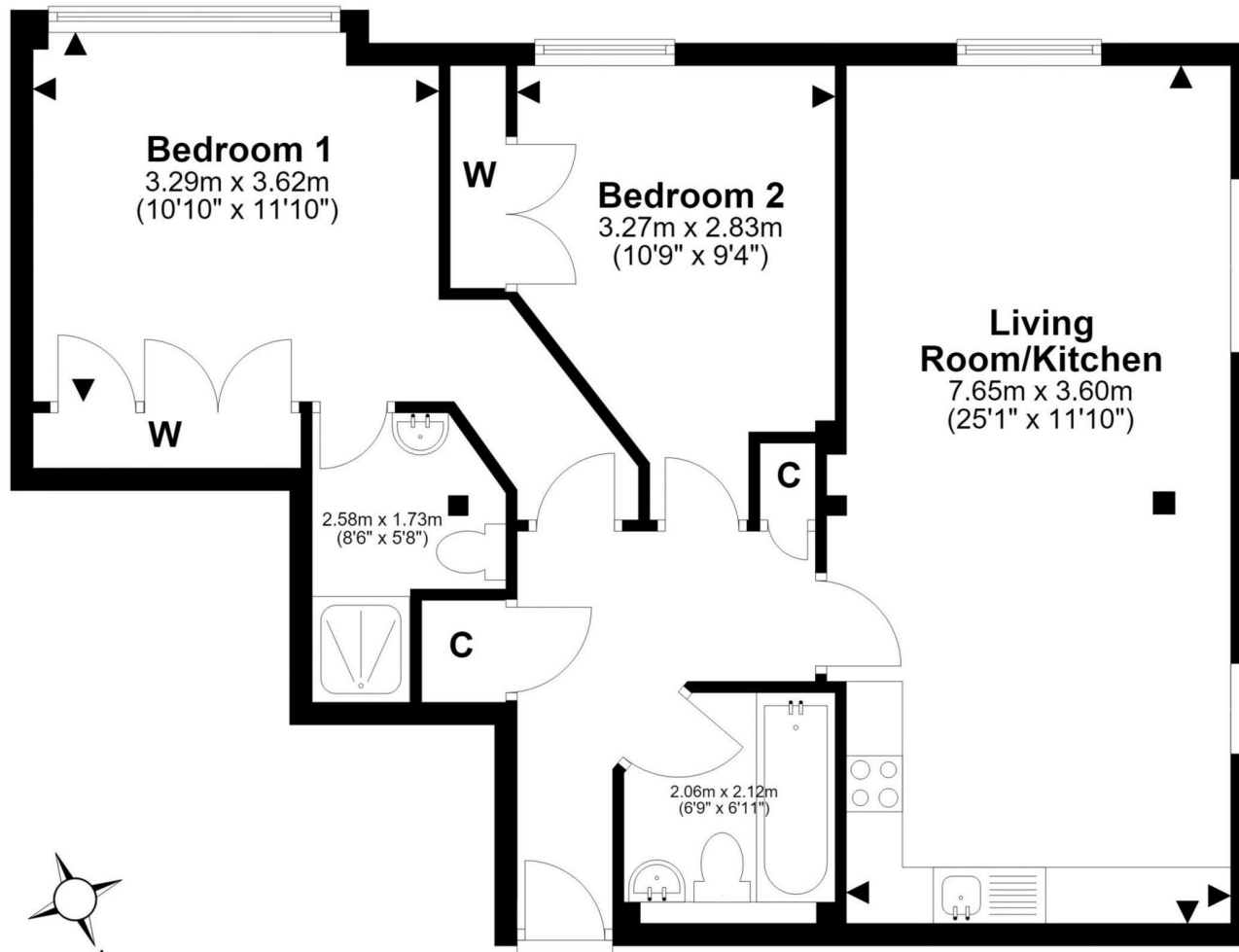
Location

The vibrant and cosmopolitan area of Leith, recently named by Timeout as the coolest neighbourhood in the UK, is a hub for working and socialising. It boasts an eclectic mix of restaurants, traditional and independent pubs, trendy cafés, delis, and coffee bars. Leith enjoys a rich creative culture, playing host to the annual Leith and Mela festivals, the Leith School of Art, and the newly reopened Leith Theatre. The area offers an outstanding range of retailers, from independent shops to large supermarkets. You will find an exceptional selection of international food stores, street food events, and a farmer's market, whilst nearby Ocean Terminal shopping centre is home to a multi-screen cinema and gym. The Shore and the greater Leith area offer plenty of opportunities for exploring, with the Water of Leith riverside pedestrian and cycle path running through beautiful woodland scenery for many miles upstream. The green spaces of Leith Links are home to a community garden with allotments and a café along with a tennis, bowling and cricket clubs. There are two good primary schools within easy walking distance and, for the fitness enthusiast, Leith Victoria Swim Centre is nearby whilst the neighbouring picturesque area of Newhaven is the home of Alien Rock, a large indoor climbing arena. The property benefits from an excellent public transport system with 24-hour buses and a tram stop nearby connecting Leith to the heart of Edinburgh and beyond.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



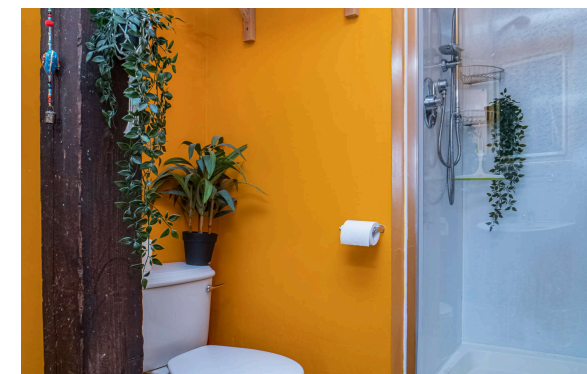
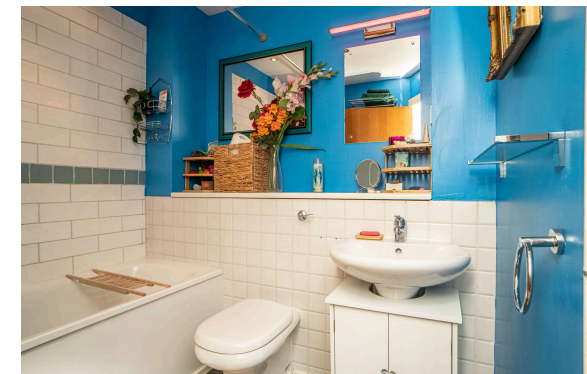


This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.



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