



Solicitors & Estate Agents



18/32 John's Place

Leith Links | Edinburgh | EH6 7EN

An excellent opportunity has arisen to purchase this spacious and bright fifth (top) 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. In move-in condition the property would undoubtedly appeal to first time buyers and young professionals.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Allocated Parking
-  Lift Access
-  EPC Rating – C
-  Council Tax Band - D



Description

In brief the subject comprises; secure entry system, communal hallway, stairs and serviced lift to all floors, welcoming entrance hallway with built-in storage cupboard, generously proportioned lounge/dining room, fitted kitchen with a range of base and wall mounted units, light and airy principal bedroom with fitted wardrobes, second well proportioned double bedroom and bathroom with 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 hob, fridge/freezer and washing machine.

Parking & Factor

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

By appointment through Neilsons (0131 625 2222).





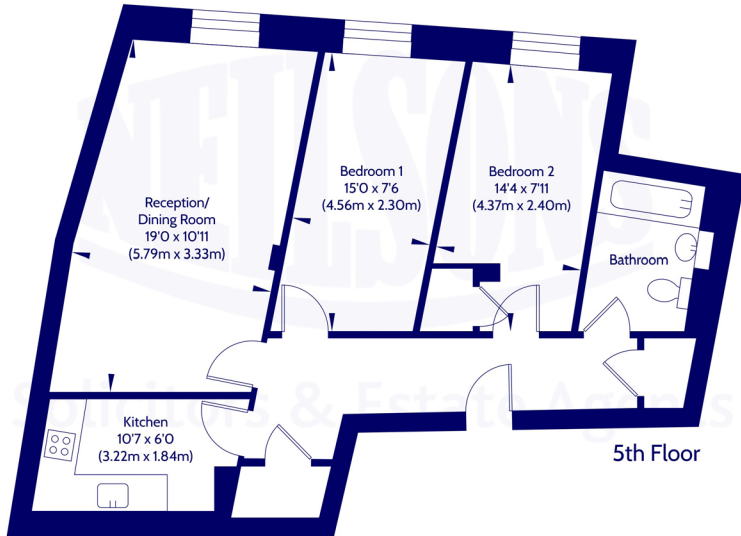
Location

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 65 Sq M / 694 Sq Ft.



5th Floor

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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