



**18/7 Johns Place**

**Leith Links, Edinburgh, EH6 7EN**

**A**

*"18/7 John's Place is an immaculately presented apartment, forming part of an historic B Listed former bonded warehouse originally constructed in the 1800's, situated a stone's throw from the popular Leith Links."*

- WELL MAINTAINED STAIR
- ENTRANCE HALL
- LIVING ROOM
- DINING KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- ELECTRIC HEATING
- SECURE GATED CAR PARK
- ALLOCATED PARKING SPACE
- CLOSE TO LEITH LINKS & THE SHORE
- EXCELLENT LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- IDEAL FIRST TIME BUY OR INVESTMENT





### LOCATION

Leith is the port of Edinburgh situated around 2 miles from Edinburgh city centre and is a vibrant and diverse place to live. It offers a wonderful array of restaurants, cafes and bars, many of which are to be found at the nearby cosmopolitan Shore. With its unique blend of old and new architecture, Leith has become a popular area with young professionals, yet it retains a distinctive character separate from the rest of the city. The city centre is a short distance away where there are fantastic amenities. Ocean terminal shopping centre, a large flagship development which houses over 70 national and boutique retailers, multi-screen cinema, restaurants and leisure facilities is also a few minutes' walk away, as is The Royal Yacht Britannia, one of the city's leading tourist attractions. The area is well served with schooling for all ages. There are frequent bus services to the city centre. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport, making it ideal for commuting.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



### DESCRIPTION

18/7 John's Place is an immaculately presented one bedroom apartment, forming part of an historic B Listed former bonded warehouse originally constructed in the 1800's, situated a stone's throw from the popular Leith Links. Entered through a well maintained communal stair, the beautiful accommodation comprises: welcoming entrance hall with spacious cupboard; bright living room with open views over Leith Links; well proportioned, stylish kitchen with space for table and chairs; generous double bedroom with an abundance of natural daylight and built-in mirrored wardrobe and contemporary bathroom with mains operated shower over bath.

Further benefits include: electric heating; secure gated residents car park with private allocated parking space; excellent first time buy or investment opportunity; tastefully decorated throughout; short walk to the vibrant Shore district; excellent local amenities and transport links including a nearby tram stop which offers easy access to city centre.

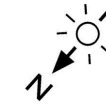
### EPC RATING

The energy efficiency rating for this property is band C

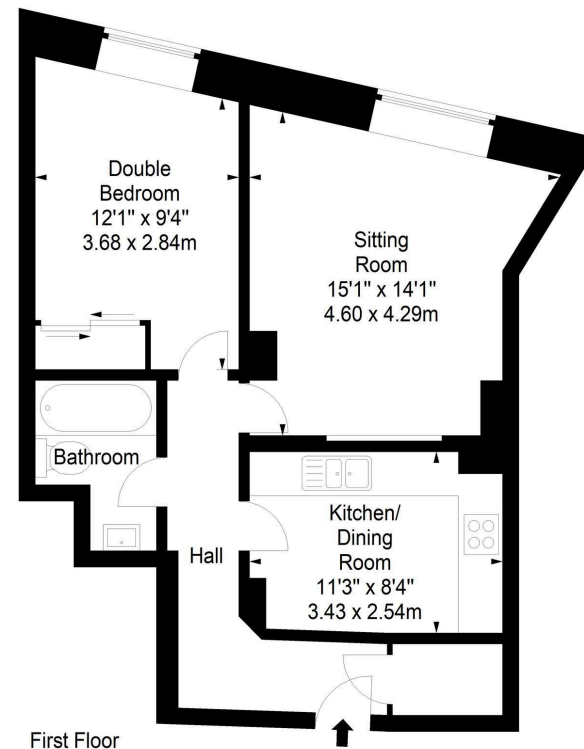
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Johns Place,  
Edinburgh,  
Midlothian, EH6 7EN



Approx. Gross Internal Area  
536 Sq Ft - 49.79 Sq M  
For identification only. Not to scale.  
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