










Offers Over
£475,000

2 John's Place

Leith Links | Edinburgh | EH6 7EL

A unique and rarely available Grade B listed mid terrace villa with walled garden, positioned within the highly regarded Leith Conservation Area opposite Leith Links. This two bedroom property retains period character and presents an opportunity to acquire a home of real individuality in a sought after Edinburgh setting. Ideally placed for access to the city centre, waterfront developments and a wide range of local amenities, it offers an appealing blend of heritage, convenience and lifestyle in a location that continues to be highly desirable.

-  1 public room
-  2 bedrooms
-  1 bathroom
-  Front walled garden & rear courtyard
-  Permit/meter parking
-  EPC rating – C
-  Council tax band - E



Description

You are welcomed into a bright entrance vestibule and hallway, with the spacious principal bedroom located to the left, currently utilised as a family room. This generous space enjoys an array of period features including decorative cornicing, panelling and working shutters and two traditional Edinburgh press cupboards. To the rear, the dining kitchen is fitted with a range of units with Cornish oak worktops and splashback tiling, together with a useful pantry cupboard and door to the courtyard. Completing the accommodation on this level is a practical utility room which is plumbed for a washing machine.

Stone stairs lead to the upper level, where a skylight floods the landing with natural light. To the right is the impressive reception room, a light and airy space featuring a decorative fireplace and exceptional views towards Leith Links. Bedroom two also enjoys characterful features, including a fireplace, working shutters and an Edinburgh press. The bathroom is partially tiled and fitted with a crisp white suite and shower over the bath. The property further benefits from gas central heating.



Extras

Included in the sale will be the 5 ring gas hob and electric oven, fridge/freezer, washing machine, and dishwasher.

Gardens and Parking

There is a delightful sunny 80' walled front garden, beautifully established and well stocked with a variety of shrubs and flowering plants, creating a charming and private setting. A patio area provides an ideal spot to sit out and enjoy the space during the warmer months. To the rear of the property is a small courtyard area, providing additional outdoor space. Parking is available on street by way of permit and metered spaces.

Viewing

By appointment through Neilsons (0131 625 2222).



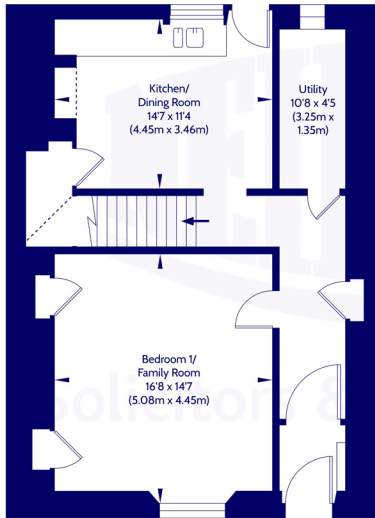


Location

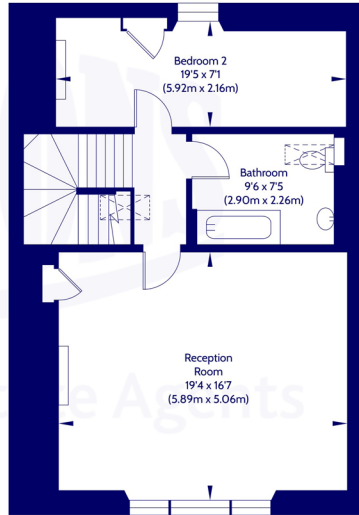
The property enjoys a prime position directly opposite the open green spaces of Leith Links. This vibrant area is exceptionally well placed for access to Edinburgh city centre, with excellent public transport links including the tram network, providing swift and easy connections across the city. A wealth of local amenities are close at hand, including independent shops, cafes and restaurants, alongside the renowned Shore area which offers an excellent selection of bars and dining options. Further leisure facilities nearby include Leith Victoria Swim Centre, a choice of gyms, and the scenic Water of Leith walkway, while Holyrood Park, Arthur's Seat and Craigminty Golf Course are also within easy reach. The nearby Ocean Terminal provides additional shopping, a multi screen cinema and a large gym, ensuring a wide range of recreational and lifestyle options all within comfortable reach.



Approx. Gross Internal Floor Area 118 Sq M / 1271 Sq Ft.



Ground Floor



1st 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.



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