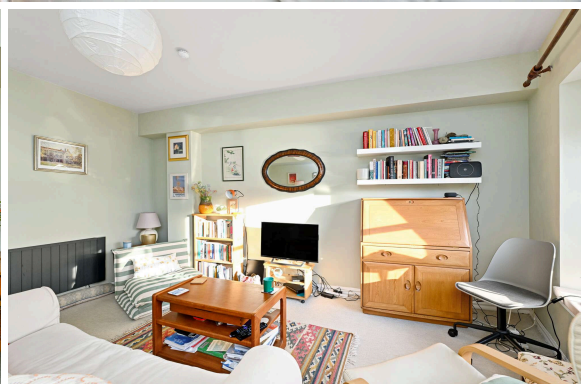
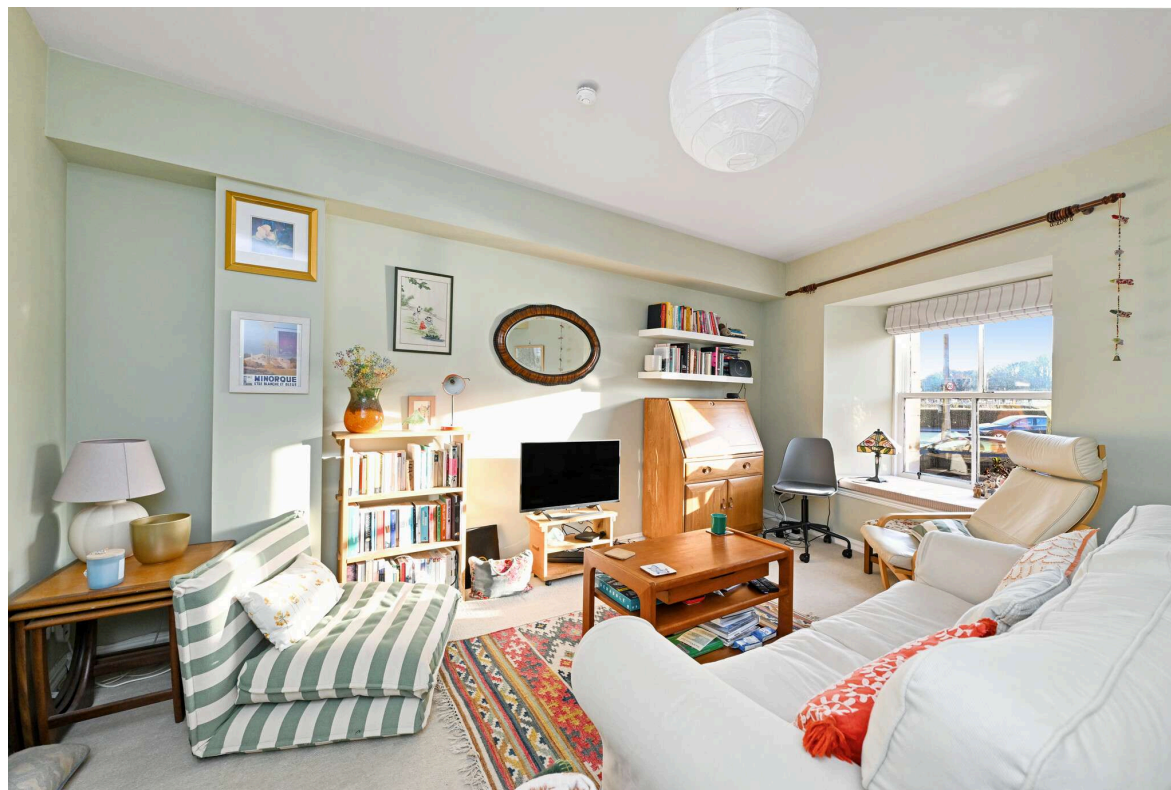




17/3 Johns Place  
LEITH LINKS | EDINBURGH | EH6 7EN

**warners**  
solicitors & estate agents





## 17/3 Johns Place

LEITH LINKS | EDINBURGH | EH6 7EN

Nestled in the heart of a charming former 19th century whiskey bond along the vast open green spaces of Leith links and moments from some of the city's finest cafes, bars and restaurants is this immaculately presented ground floor apartment. Boasting an allocated parking space within a gated car park and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge overlooking the park with dining space, a contemporary kitchen with attractive units, a large double bedroom with built-in mirrored wardrobe and the flat is completed by a stylish shower room.

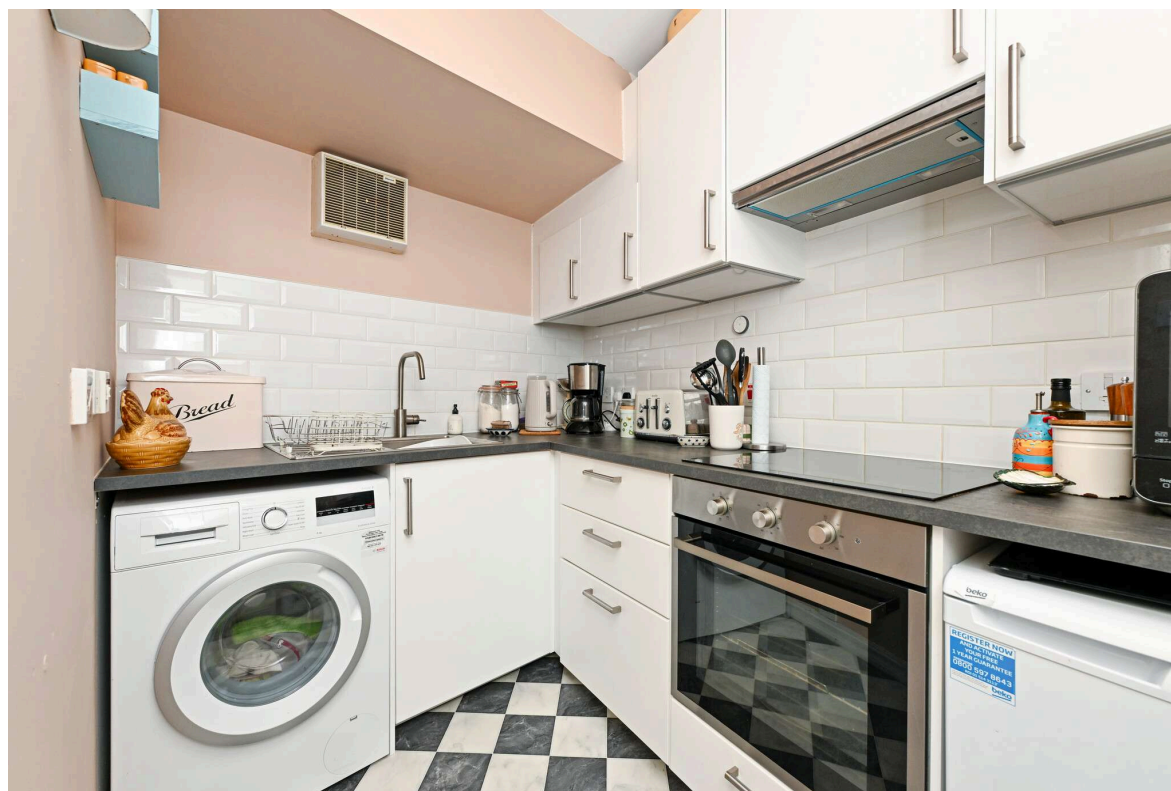
- Ground floor apartment in former Whiskey bond
- Overlooking the vast open green spaces of Leith links
- Welcoming hallway with ample sized storage cupboard
- Bright lounge with dining space
- Contemporary kitchen with attractive units
- Large double bedroom with built-in mirrored wardrobe
- Stylish shower room
- Allocated parking space
- Double glazing
- Electric heating

Energy Rating E. Council tax band C.

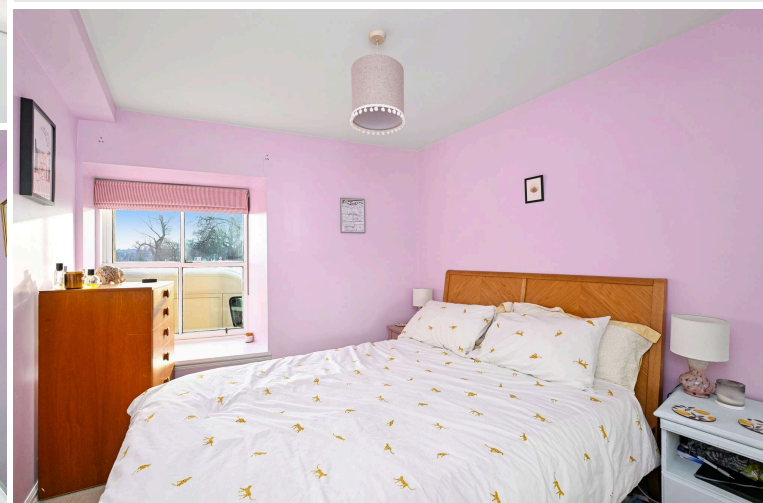
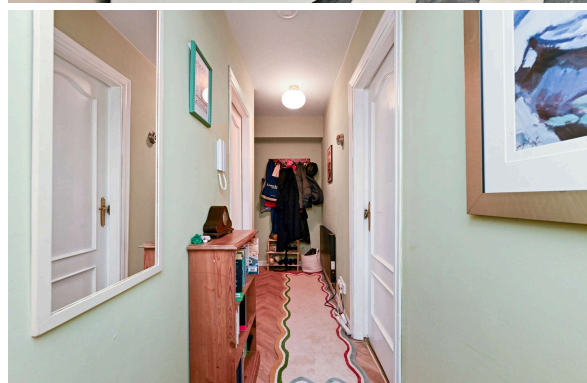
All blinds will be included in the sale. The washing machine and fridge will be available by separate negotiation.

Factor fee of £135 per month approx.

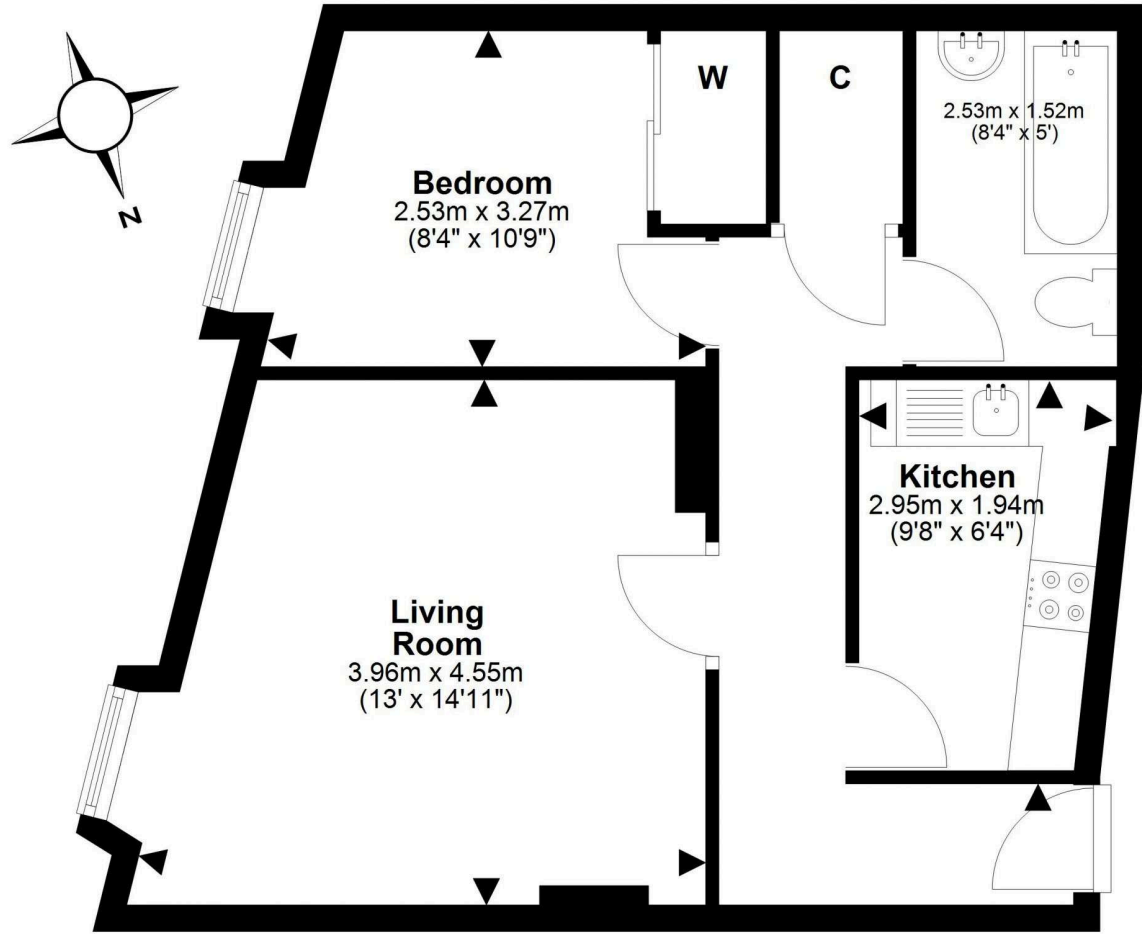
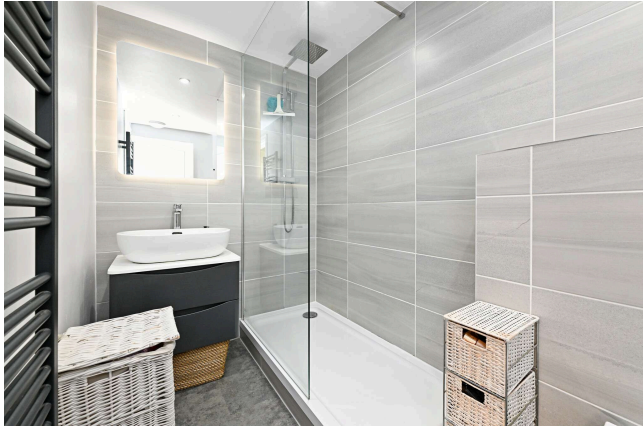
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



The vibrant area of Leith, in 2023 Time Out listed Leith as one of the coolest places to live. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Jazz & Blues Festival, the Leith School of Art, and the newly reopened Leith Theatre. It 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. Both the St James Quarter and Ocean Terminal shopping centres are nearby, offering a wide selection of bars, restaurants and cafes, along with a great variety of shops and entertainment options. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links. For the fitness enthusiast, Leith Victoria Swim Centre is nearby, with a swimming pool, fitness classes, and gym. It benefits from an excellent public transport system with 24-hour buses and tramline.







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.