



2
Double
Bedroom



Private
Allocated
Parking
Space

Council Tax
C

EPC Rating
E

Offers Over £215,000

18/3 Johns Place, Edinburgh EH67EN

Forming part of a converted Whisky bond building this delightful, stylish ground floor flat is located in the popular and convenient area of Leith Links.

All the amenities and attractions of Leith and the Shore are within easy reach and the City Centre is also easily accessible. Internally, the accommodation is bright and well presented throughout. The property also benefits from an allocated parking space in the secure car park to the rear.

The accommodation comprises - hall with storage cupboard, sitting/dining room, kitchen fitted with base and wall mounted units, two double bedrooms, bathroom.

- Ground Floor flat
- Sitting Room/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom with three-piece suite and shower
- Storage Cupboard
- Private allocated parking space
- Double Glazing and Electric heating





Leith Links, which lies to the North-East of the city centre, has a range of local shopping facilities which cater for day to day needs with a more comprehensive variety available in nearby Leith Walk and Ocean Terminal. Its location, within close proximity to the Scottish Government's offices at Victoria Quay, offers regular public transport runs to and from the city centre and surrounding areas. Recreational amenities include nearby Leith Links and Meadowbank Sports Stadium which offers indoor and outdoor facilities. The fashionable Shore district offers an increasingly large choice of renowned restaurants and wine bars. Golf courses include Craightinny, Portobello and Duddingston. Good schooling is nearby in both the state and private sectors.

Extras

All fitted floor coverings will be included in the sale together with, oven/hob, fridge/freezer and the washing machine.

Parking

There is a communal car park to the rear of the property with an allocated space for the property, and permit/metered parking is available to the front and surrounding area.

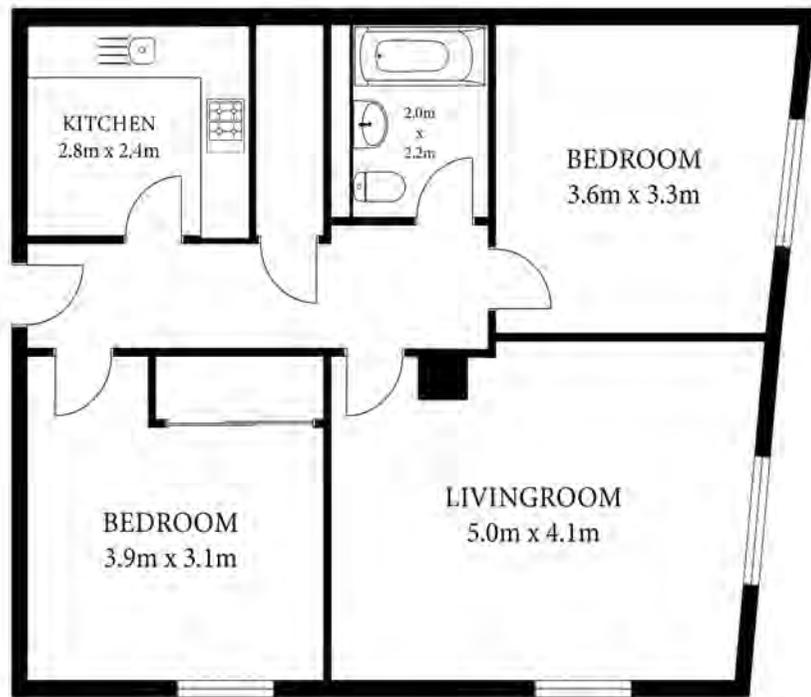
Home Report

The Home Report is available to download from our website www.glenham.co.uk The condition of the property and any material matter is disclosed in the Home Report.

Viewing

Viewing is by appointment only through Selling agents Glenham, 2Atholl Place, Edinburgh, EH3 8HP





TOTAL APPROX FLOOR AREA 63.1 SQ METERS

