

31, 17 Johns Place

LEITH, EDINBURGH, EH6 7EN



Spacious two-bedroom warehouse conversion overlooking Leith Links



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This attractive two-bedroom flat forms part of a distinctive historic bonded warehouse conversion, quietly positioned in the ever-popular Leith Links area. Set directly beside the expansive and much-loved Leith Links park, the property enjoys an outstanding outlook and immediate access to open green space, while remaining within easy reach of the city centre. The building itself is well maintained and benefits from a secure entry system, lift access to all levels and private residents' parking, offering both convenience and peace of mind.

THE LIVING ROOM



The accommodation is well proportioned and thoughtfully laid out, beginning with a welcoming reception hallway that provides access to all principal rooms. The separate living room is a comfortable and versatile space, ideal for both everyday living and entertaining, while the kitchen is fitted with a range of base and wall-mounted units, offering ample storage and workspace.

THE KITCHEN





There are two generous double bedrooms, both benefiting from excellent natural light, and a well-appointed bathroom completing the internal accommodation.

THE BATHROOM



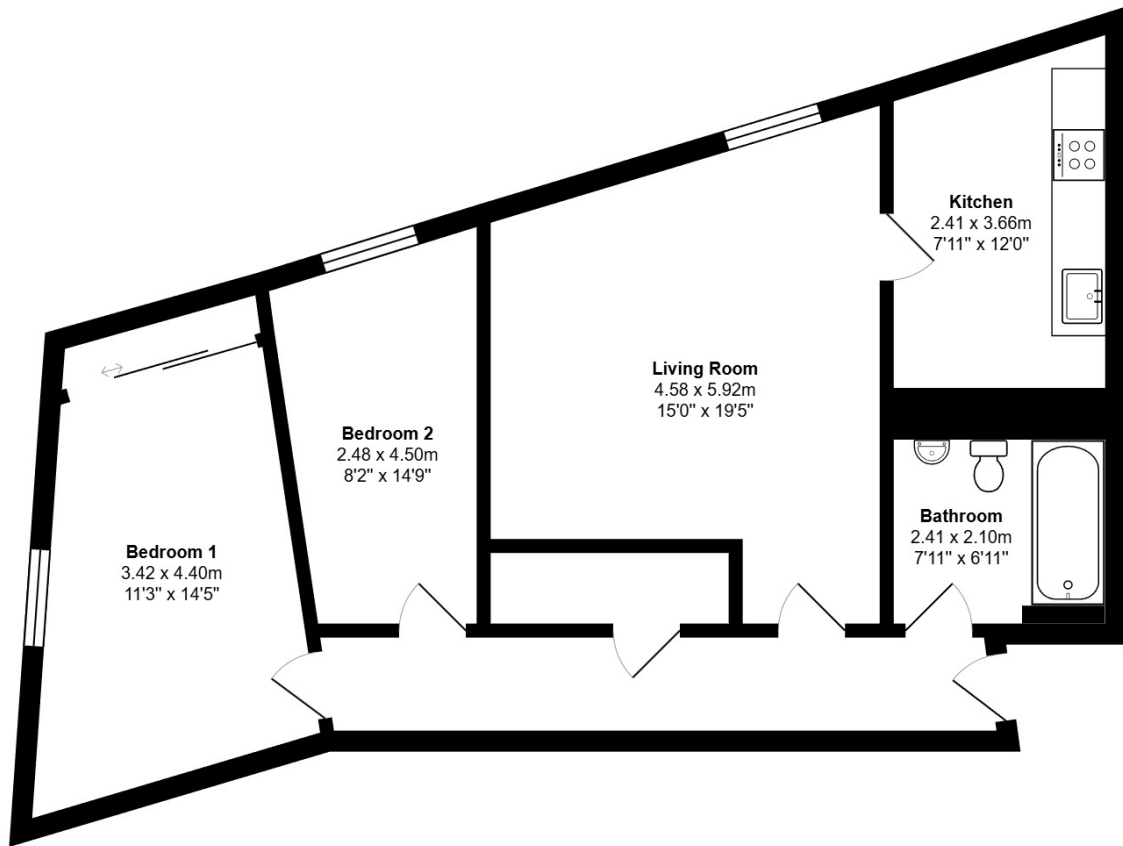
BEDROOM 1



BEDROOM 2

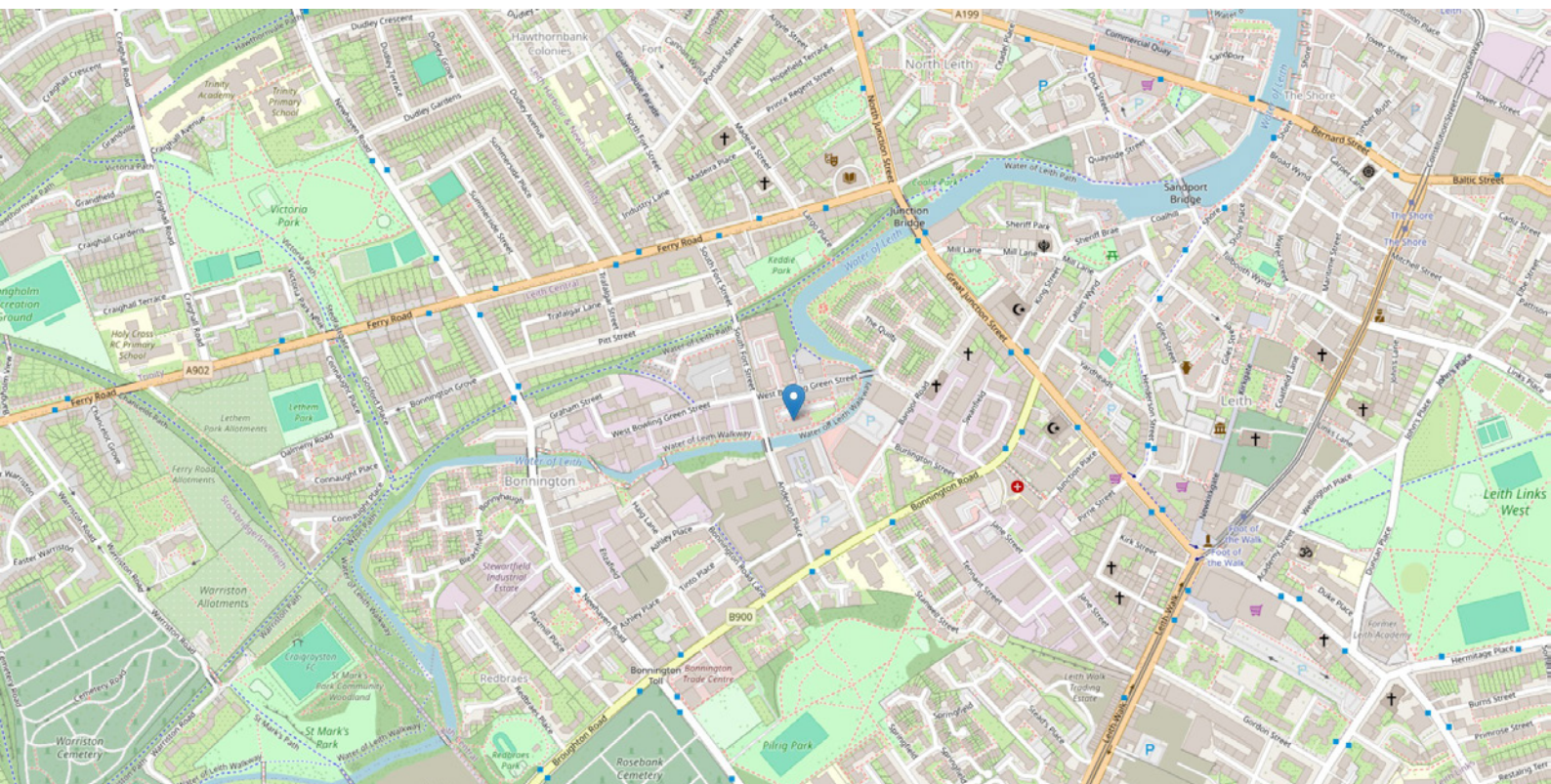


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 66m² | EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith Links area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies and a post office. A few minutes' walk takes you to Ocean Terminal, where further shops, restaurants and a cinema can be found. Leith is an established, independent community, and certainly, it is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright, lively atmosphere. In addition, Leith has a vast array of amenities with several surgeries and a choice of dentists.





The shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area. From here, it is a simple matter of a 25-minute walk into the city centre, with the option of using one of the many and frequent bus services that use this route. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seafield Road leads out to the east. In both these directions, there are ultimately links with the city bypass.

Leith also has its own Primary and Secondary schools, the Academy being a community high school with access to adults during the day and evenings.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
ZOE CARMICHAEL
Property Transaction Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.