

17/34 Johns Place

LEITH, EDINBURGH, EH6 7EN



*STUNNING TWO BEDROOM FLAT
WITH PRIVATE OFF-STREET PARKING*



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McEwan Fraser Legal is delighted to present this bedroom flat in the highly sought after area of Leith, directly next to Leith Links. The property is in walk-in condition and provides a perfect flat for the family, or a lucrative investment opportunity.

Internally the property briefly comprises of an entrance hallway leading down the hall to the open plan living room kitchen, with wooden flooring throughout the living spaces. The living room benefits from a flood of light coming in through the window and provides ample space for a full living room suite, alongside a dining room table.









The kitchen is fitted with integrated Siemens oven and microwave, induction hob, wine cooler and more than enough cupboard space.



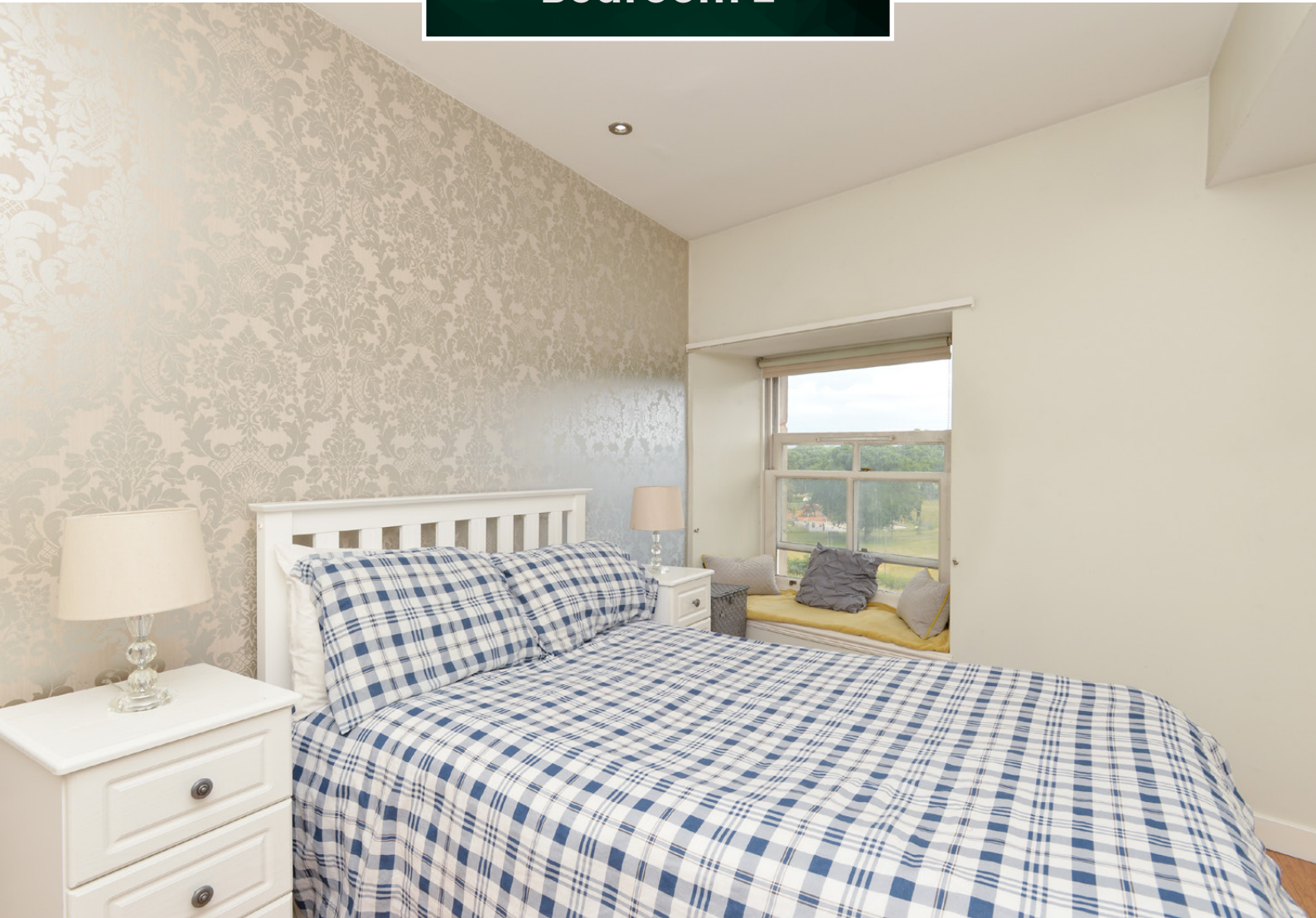


Moving through the hall you come across the two double bedrooms, both with views over the Links and the master benefiting from a large three piece en-suite with a double shower and quality tiling throughout. The family bathroom in the centre of the flat is also done to the same finish.





Bedroom 2





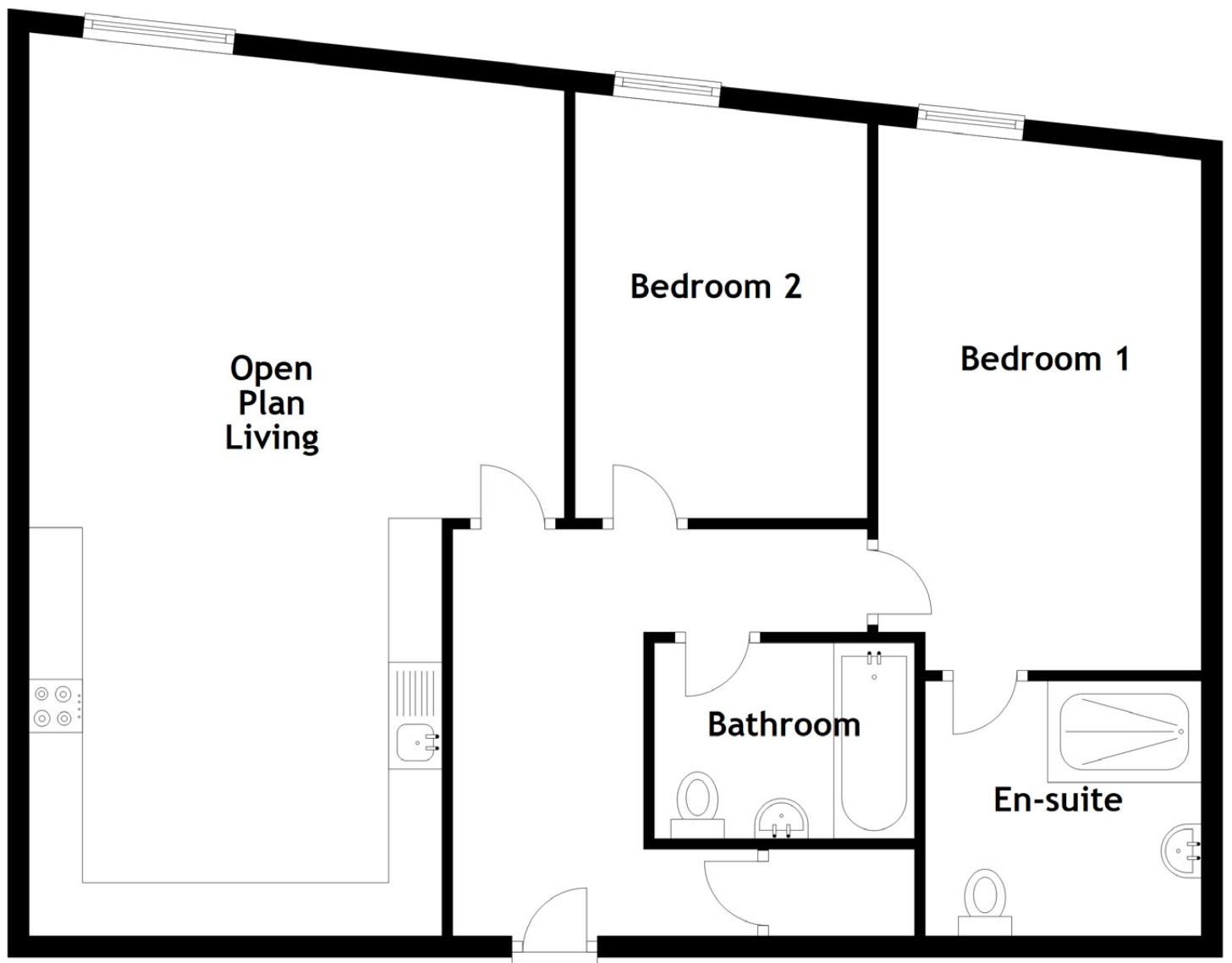
The Bathroom





En-Suite





Approximate Dimensions

(Taken from the widest point)

Open Plan Living	7.92m (26') x 4.58m (15')
Bedroom 1	5.40m (17'9") x 3.03m (9'11")
Bedroom 2	4.19m (13'9") x 2.74m (9')
Bathroom	2.44m (8') x 1.83m (6')
En-suite	2.59m (8'6") x 2.39m (7'10")

Gross internal floor area (m²): 84m²

EPC Rating: D



Property Views





In addition to this, the property includes a highly sought after private parking space under the building, very beneficial with the new parking permits being enforced within the area. This is a rare opportunity to acquire a central flat in a fantastic location.



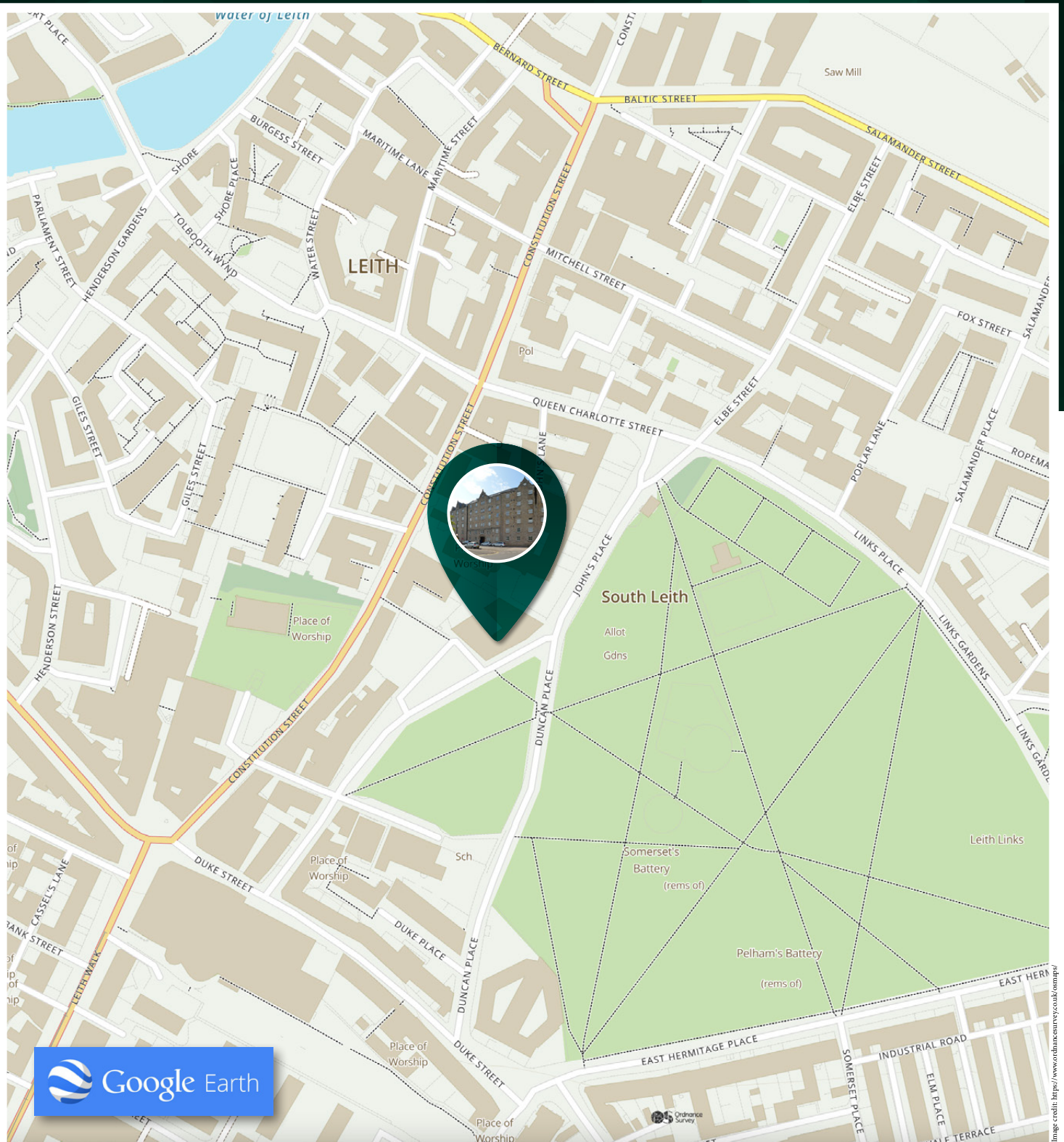


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.





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