



**17/11, Johns Place, Edinburgh, EH6 7EN**

Light and Immaculately-Presented Two-Bedroom, First-Floor Apartment

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# Property Description

Light and immaculately presented, two-bedroom, first-floor apartment, forming part of a bespoke period conversion of an impressive former Whiskey Bond. The property is located on the edge of the Leith Links parklands, to the north-east of Edinburgh city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

Highlights include a good quality fitted kitchen, a stylish fitted bathroom, and continuous contemporary flooring throughout. In addition, there are upgraded internal doors, recessed feature lighting and good integrated storage provision.

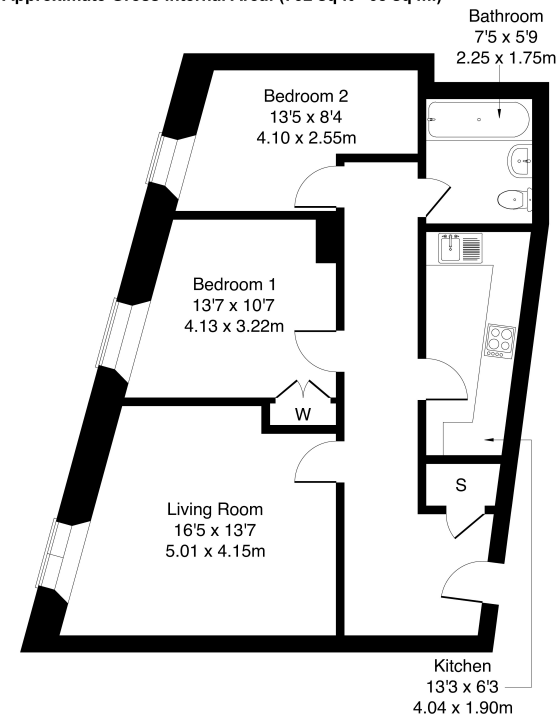
In ready-to-move-in condition, the property features electric heating, double glazing, TV and phone points, and a secure entry system. The development also provides a lift service and well-kept communal halls, with an allocated parking space in a secure residential car park.

A stunning and welcoming entrance provides access to all rooms. The spacious living room boasts a modern contemporary design, beautifully finished with wood-effect flooring and light decor throughout—an ideal space for both relaxing and entertaining. Flowing seamlessly into the kitchen, the continued wood-effect flooring complements a well-appointed fitted kitchen featuring granite-effect countertops, a tiled splashback, and integrated appliances including an oven with electric hob and canopy above, dishwasher, washing machine, and a sink with drainer, along with space for a fridge/freezer.

To the rear, both double bedrooms—bedrooms one and two—are finished with matching wood-effect flooring and light decor, with bedroom one also benefiting from a built-in cupboard. Completing this modern and stylish property is a contemporary three-piece bathroom suite with a shower over the bath.

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Approximate Gross Internal Area: (732 sq ft - 68 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Leith Links is best known for its expansive parklands, one of Edinburgh's largest green spaces, providing plenty of outdoor leisure opportunities. Nearby, Seafield Recreation Ground and Craigentinny Golf Course offer additional options for sport and recreation. Close by is the fashionable Shore district, celebrated for its Michelin-starred restaurants, while Ocean Terminal retail complex is a little further on, featuring a multi-screen cinema, gym, spa, and a variety of high-street shops and eateries. Within a similar radius, Leith Walk, Easter Road, and Great Junction Street provide a rich

mix of restaurants, cafés, bars, and supermarkets. The area has several primary schools, with secondary education available at Leith Academy. Leith Links benefits from strong transport connections, with good road access via the A199 and A900, frequent bus services along Leith Walk, and the recent tram extension linking Edinburgh Airport to Newhaven passing through the area.









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