



Property Description

Beautifully presented, two-bedroom, dual-aspect flat on the sixth (top) floor of a factored and lift-served apartment block, located by Leith Links, to the north of Edinburgh.

Comprises an entrance hall, living room, kitchen, one double bedroom, a single bedroom and a bathroom.

Features include excellent rooftop views, double glazing, modern electric heating, stylish modern décor and a fitted kitchen with appliances.

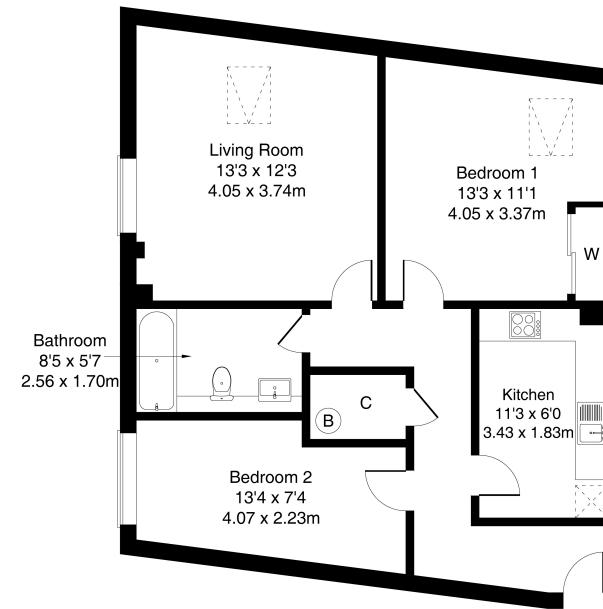
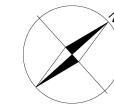
The building includes a lift, a secure entry system, and an allocated parking space within the secure resident's car park.

The welcoming entrance hall has laminate flooring, a storage cupboard and a secure entryphone, and serves each room within the flat. With aspects to the side and rear of the property, the bright and spacious living room features laminate flooring, pendant lighting, and a large Velux-style window with integrated blackout blinds and a further window affording natural light and views over the city and to the Firth of Forth beyond. The kitchen is fitted with traditional style units, stone effect worktops, a tiled surround and a stainless steel sink; with integrated appliances including a ceramic hob, double oven, and freestanding fridge/freezer and washing machine.

Bedroom one is set to the rear, including a large Velux-style window with integrated blackout blinds and a built-in wardrobe with sliding mirror doors, whilst the second bedroom likewise has laminate flooring and may be used flexibly as an office. Completing the accommodation, set internally off the hall, the stylish bathroom is fitted with a modern three-piece suite with a rain-head mains mixer over-bath shower, tiled splash walls and a chromed ladder-style radiator.

Some items of furniture are available by separate negotiation.

mov⁸ 17/54 Johns Place, Leith Links, Edinburgh, EH6 7EN
Estate Agents and Solicitors
Approximate Gross Internal Area: (699 sq ft - 65 sq m.)



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

Area Description

The Leith Links district is most famous for its open parklands, one of Edinburgh's larger green spaces, with other leisure opportunities including Seafield Recreation Ground and Craigentinny Golf Course. The fashionable Shore district can be found around a mile away, with its fine selection of Michelin-starred restaurants, and the Ocean Terminal retail complex a little further beyond offers a multi-screen

cinema, gym, spa, and a wide choice of high-street retailers and restaurants. Leith Walk, Easter Road, and Great Junction Street all lie within around a mile's radius, offering a wealth of restaurants, cafés, bars, and supermarkets. There are frequent bus services in the area, as well as a number of primary schools, with secondary schooling at Leith Academy.





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