



17/13 Johns Place
Edinburgh
EH6 7EN



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1st Floor Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Two double bedrooms
- Bathroom
- Allocated parking space

features

- Wooden floors
- Electric heating
- Double glazing
- Security entryphone system
- Fabulous location
- Move in condition

description

Fabulous first floor flat, in this popular warehouse conversion on the edge of Leith Links. Ideal location to commute into the City via the tram stop on Constitution Street or via the arterial routes along Ferry Road to the west or Seafield Road to the East. Well positioned to take advantage of the many boutique cafes, bars shops and restaurats that The Shore area has to offer. The flat itself is quietly located to the rear of the buliding and the accommodation comprises entrance hall with storage cupboard, sitting room / dining room, fitted kitchen which is large enough to accommodate a breakfast table, master bedroom with fitted wardrobes, second double bedroom (or equally suitable as a home office) and a tiled bathroom white three piece suite and shower fitting over the bath. Overall this is a fantastic first time buyer home, offered for sale in move in condition, which must be viewed to be fully appreciated.

Items to be included in the sale price:

Fitted flooring, blinds, ceiling light fittings, kitchen appliances.



EPC:
C



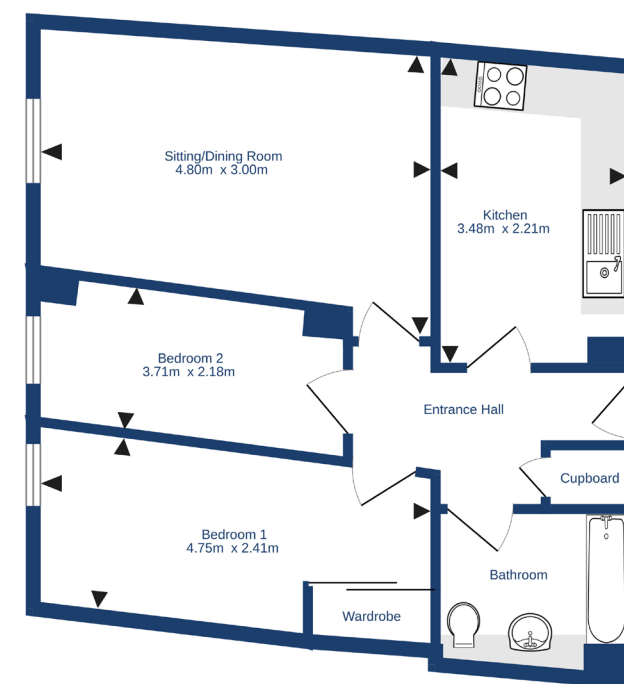
Home Report
Value: £200,000

NB

The development is managed by Trinity Factors and a payment of approximately £150 per month covers stair cleaning and lighting and buildings insurance.



First Floor
55.7 sq.m. approx.



TOTAL FLOOR AREA: 55.7 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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