



5 JOHNS PLACE

LEITH LINKS, EDINBURGH



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LEITH LINKS, EDINBURGH, EH6 7EL

**Rarely available and
immaculately presented, full
townhouse over four floors.**

Ground Floor:

- Reception Hall
- Dining Room
- Kitchen
- Utility Room
- WC

Lower Ground Floor:

- Vestibule
- Living Room
- Kitchen
- Double Bedroom
- Bathroom

First Floor:

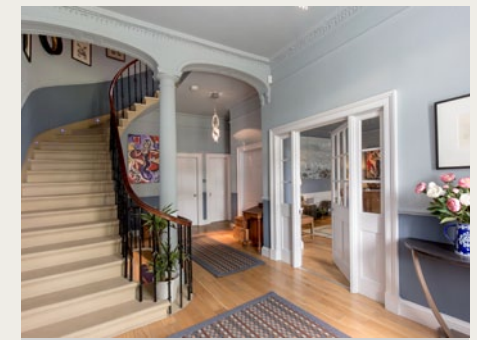
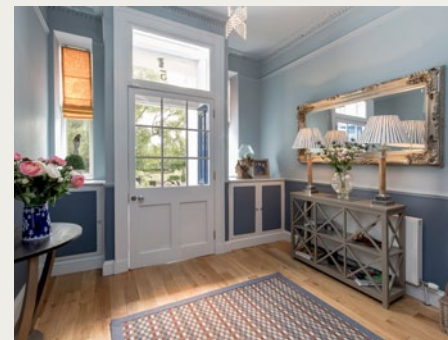
- Drawing Room
- Two Double Bedrooms
(One En Suite)
- Bathroom

- Private gardens to the
front and rear
- Garden shed
- Private parking for
two cars

Second Floor:

- Master Bedroom with
Dressing Area
- En Suite Bathroom
- Double Bedroom/Study

- EPC Rating = C





LOCATION

John's Place is a terrace of handsome Georgian Villas overlooking the Historic Leith Links, the site of one of the first golf courses where the first rules of golf were drafted in 1744.

The links today provide a superb protected open green space. Leith Links is situated approximately 2 miles to the North East of Edinburgh's city centre and has excellent road and public transport links both into town and out to the city bypass and East Lothian.

The Shore area boasts a huge selection of mouth-watering eateries, including Martin Wishart's and Tom Kitchen's Michelin-starred restaurants, many seafood specialists, and plenty of cosy Scottish pubs and an abundance of Cafés.

Ocean Terminal is nearby with a variety of stores, restaurants, a multi-screen cinema complex and the Royal Yacht Britannia moored alongside.

Edinburgh tram network is set to extend to Leith to further enhance the connectivity.

DESCRIPTION

5 Johns Place is an outstanding, entire townhouse set over four floors. The property has been carefully refurbished and offers flexible accommodation in move in condition.

Accommodation comprises;

Ground floor: Entrance vestibule, dining room with original features throughout, spacious kitchen with breakfast dining area, utility room and WC cloakroom.

First floor: Drawing room with open views over Leith Links, double bedroom 2 with en suite shower room, double bedroom 4 and an additional family bathroom.

Second floor: Master bedroom suite with front and rear aspects. Large dressing room with access to a stylish en suite bathroom. Double bedroom 5 is also situated to the front and benefits from open park views.

Lower floor: The lower floor offers self-contained accommodation and benefits from private front and rear access. There is a large sitting room currently being used as an office, fully equipped kitchen, double bedroom and family bathroom.

There is excellent storage throughout the property including spacious attic space accessed via a drop down ladder.

Externally there are private gardens to the front and rear, which includes a useful garden shed. Private parking for two cars is available via access from Johns Lane to the rear.





GENERAL INFORMATION

FIXTURES & FITTINGS All roman and roller blinds are included in the sale price. Light fittings and rugs may be available by separate negotiation.

LISTING The property is category B Listed.

HOME REPORT & ENERGY PERFORMANCE

A copy of the full Home Report and Energy Performance Certificate is available on request.

VIEWING Strictly by appointment with Savills - 0131 247 3770.

POSSESSION To be by mutual agreement.

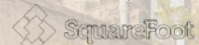
OFFERS Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.





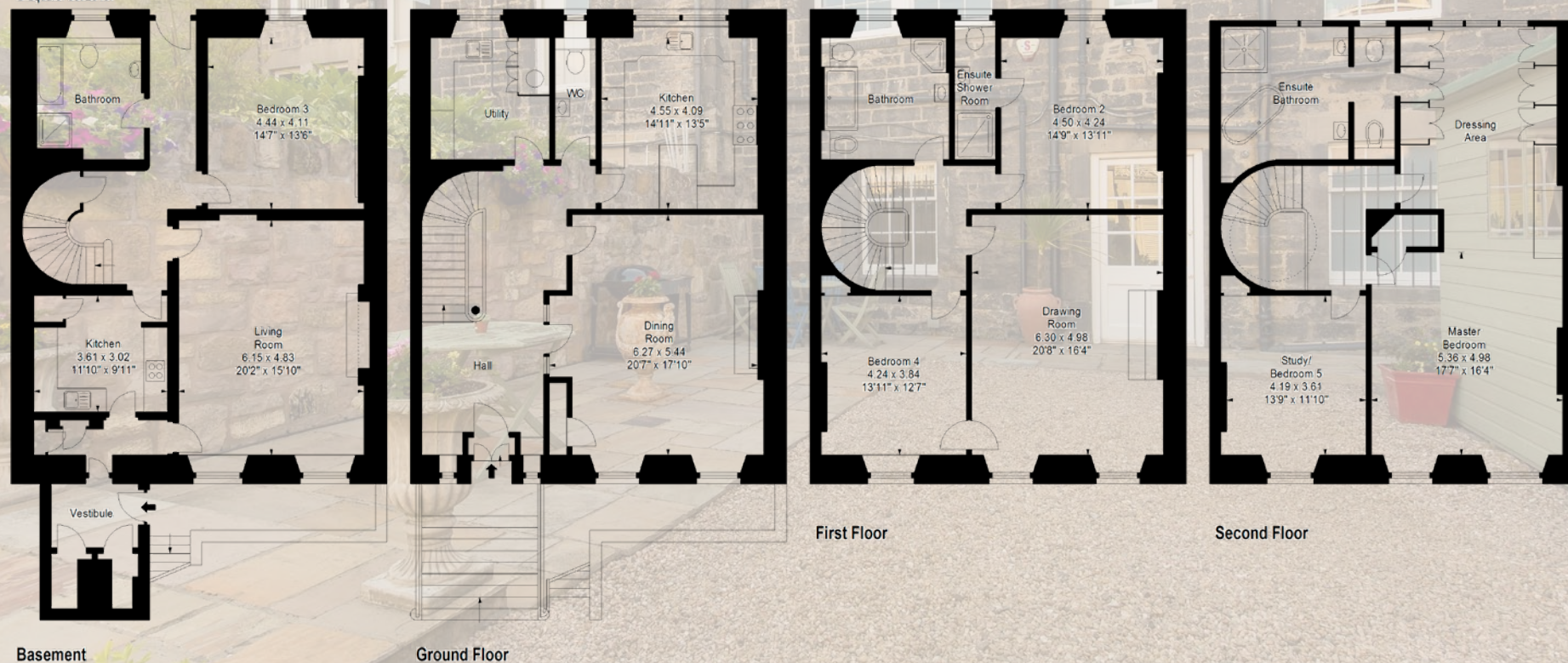
FLOORPLANS

5 Johns Place,
Edinburgh,
Midlothian, EH6 7EL



Gross internal area (approx)
410.15 sq.m (4415 sq.ft)

For Identification Only. Not To Scale.
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