



Solicitors & Estate Agents










Offers Over
£225,000

7/9 Jessfield Terrace

Newhaven | Edinburgh | EH6 4JR

Boasting breathtaking views across the Forth, this bright and attractive third floor flat forms part of a handsome red sandstone tenement in the popular coastal suburb of Newhaven, close to superb amenities and convenient transport links.

-  2 Bedrooms
-  1 Reception room
-  1 Bathroom
-  Shared gardens
-  Free on street parking
-  EPC rating – C
-  Council tax band- C



Description

Accessed via a well-kept communal stair with security entryphone system, at the third floor the front door opens to a welcoming central hallway. The bay windowed reception room to the front of the property retains many attractive period features including a fireplace with a living flame gas fire, shelved open press, ornate plaster cornice and timber panelling. The kitchen enjoys a sociable connection to the reception room with an opening in the wall, with the kitchen area featuring a good range of wall and base units with integrated oven, hob and cooker hood. The two double bedrooms both enjoy wonderful open views across the Forth and to Fife beyond to the rear of the property. Bedroom 1 has a walk-in storage cupboard and Edinburgh press which also houses the combi boiler, whilst bedroom 2 features built-in wardrobes and a charming original fireplace. A stylish modern bathroom with white suite and over bath shower completes the accommodation. Further benefits include gas central heating and double glazing to the rear.



Extras

The white goods in the kitchen (integrated oven, hob and hood plus freestanding fridge freezer and washing machine), all curtains and curtain poles, fitted floor coverings and light fittings are to be included in the sale.

Gardens and Parking

The property benefits from access to a generous communal garden and drying green to the rear, which offers a tranquil setting to relax and enjoy the warmer weather. It is predominantly laid to lawn with flower and shrub borders and clothes drying posts. Free on street parking is available outside the property to the front and on neighbouring streets.

Viewing

By appointment through Neilsons (0131 625 2222).





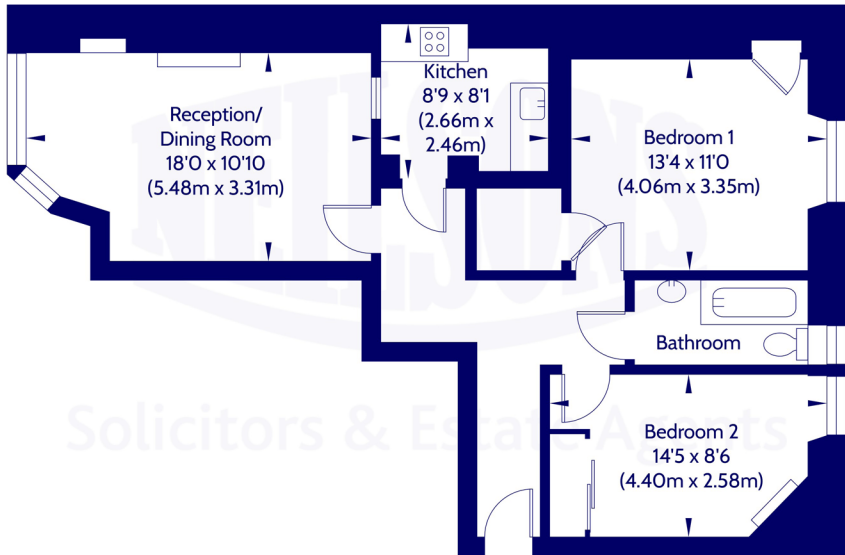
Location

Newhaven lies to the North of Edinburgh city centre on the shore of the Firth of Forth. Once a thriving fishing village, this picturesque district is now a popular neighbourhood with excellent local amenities and superb transport links by tram or bus to the city centre, airport and surrounding areas. A short walk from the harbour, this superb property is conveniently placed for an array of amenities including David Lloyd Leisure Centre and an Asda supermarket. Close by, the Ocean Terminal offers high street named shops, restaurants and a multi-screen cinema, with further investment and development underway this year. The popular restaurants at Newhaven Harbour offer everything from take away to fine dining with a selection of highly regarded coffee shops and cafes also available within easy walking distance. Local schools are available from nursery to secondary level within easy walking distance.





Approx. Gross Internal Floor Area 66.19 Sq M / 712 Sq Ft.



Third Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

