



Flat 1f3, 5 Jameson Place

Leith, Edinburgh, EH6 8NZ


northwood



Set on a cul-de-sac, this two-bedroom first-floor flat forms part of a traditional tenement building, situated in the Leith conservation area. It has a highly desirable location by Leith Walk, enjoying a wide variety of amenities, fashionable bars and restaurants, and regular bus and tram links practically on the doorstep. The home is well-presented throughout in neutral tones, providing buyers with an appealing blank canvas. It offers an open-plan reception room and kitchen, a communal garden, and access to controlled permit parking.

Accessed via a secure telephone-entry system and shared stairwell, the flat's front door opens to a welcoming hall, which establishes the theme of décor throughout, with its crisp neutral palette and painted wooden floorboards. To the left is the open-plan living room and kitchen. Here, the white décor enhances an airy ambience, along with a southerly-facing window which ensures a light-filled environment throughout the day. There is room for comfy lounge furniture and an open Edinburgh press for display items. The kitchen itself is neatly arranged in a good-size nook to the rear of the room, giving it a sense of its own space. It has modern white cabinets and luxurious stone worktops, framed by on-trend splashback tiles. It includes an integrated oven and gas hob, as well as space for additional freestanding appliances.

- A first-floor flat with neutral interiors
- Part of a traditional tenement building
- Situated in the Leith conservation area
- Near amenities and bus and tram links
- Secure telephone-entry system
- Welcoming entrance hall
- Open-plan living room and kitchen
- Modern kitchen with luxury worktops
- Two bright and airy double bedrooms
- 3pc bathroom with overhead shower
- Communal back garden
- Controlled permit parking (Zone N8)
- Gas central heating and double glazing
- EPC Rating - C





**“Open-plan living room
and modern kitchen
with luxury worktops”**







Meanwhile, the two bedrooms are set side by side. Both are bright and airy doubles that are enhanced by the understated décor and wooden floorboards. The principal bedroom has the larger proportions, and it further benefits from built-in storage, intricate cornice work, and a period feature fireplace. Both rooms also enjoy southerly-facing aspects too. Finishing the home is a three-piece bathroom, fitted with a washbasin, a toilet, a towel radiator, and a bath with an overhead shower. The property has gas central heating and traditional sash windows.

Externally, residents have shared use of the back garden and, conveniently, homeowners also have access to controlled permit parking (Zone N8).

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.



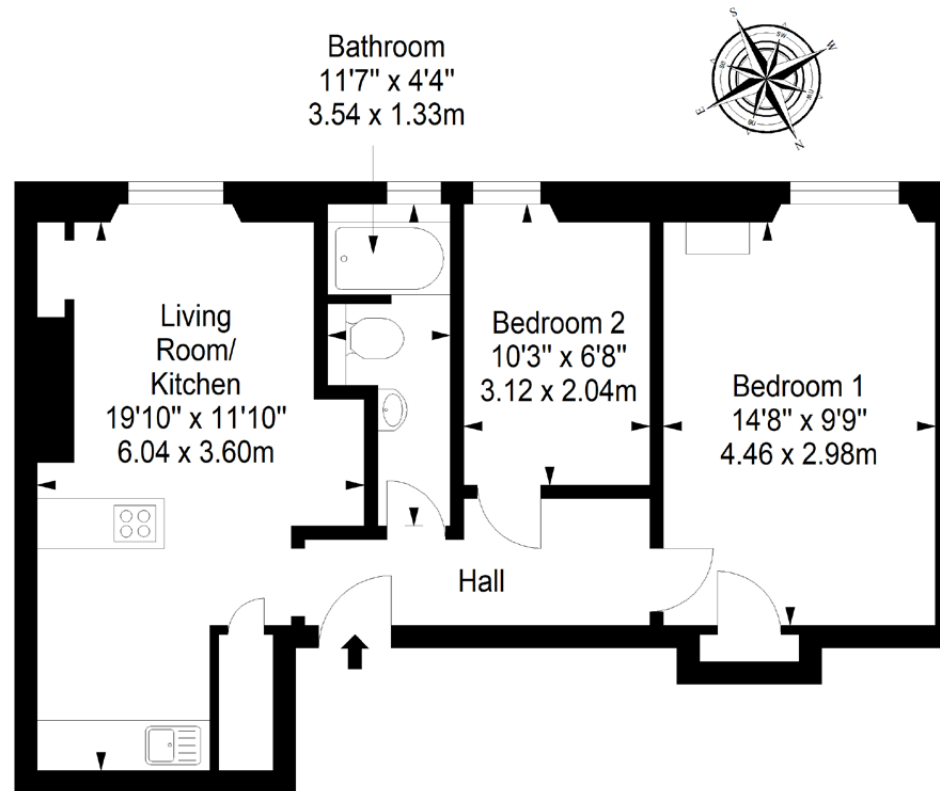
Leith

Located just two miles northeast of the city centre, the historic and vibrant district of Leith is characterised by an eclectic mix of bars, cafés, and eateries. The area also benefits from a wealth of retail outlets, including Ocean Terminal shopping centre, which hosts a wide range of high street stores, as well as family restaurants, a 24-hour gym and a multiplex cinema. Leith's rich cultural scene is further enhanced by annual festivals, live music venues, galleries, and artists' studios. The district also encompasses the Shore: a fashionable waterfront with an array of pubs and restaurants, including award-winning restaurants. Amidst the bustle of Leith are various tranquil green spaces, such as Leith Links and Claremont Park, while Leith Victoria Swim Centre provides indoor sport and leisure facilities including a pool, fitness studios and a gym. Edinburgh city centre is easily accessible by bus, day and night, and there is also a direct bus link to Edinburgh International Airport. In addition, a tram link along Constitution Street provides the area with a direct commute through the city centre to the airport. The school catchment area covers early years, primary, and secondary education.

Floorplan

First Floor

Approx. 49.7 sq. metres (535.0 sq. feet)



Total area: approx. 49.7 sq. metres (535.0 sq. feet)