



# Leith

2/7 Jane Street  
EH6 5HE



## Third Floor Flat - Buzzer 7

OFFERS OVER £230,000

- Hallway
- Living room
- Kitchen
- 2 double bedroom (one with ensuite)
- Bathroom
- Gas central heating
- Double glazing
- Shared rear garden
- Views towards Calton Hill
- On street parking (Zoned)

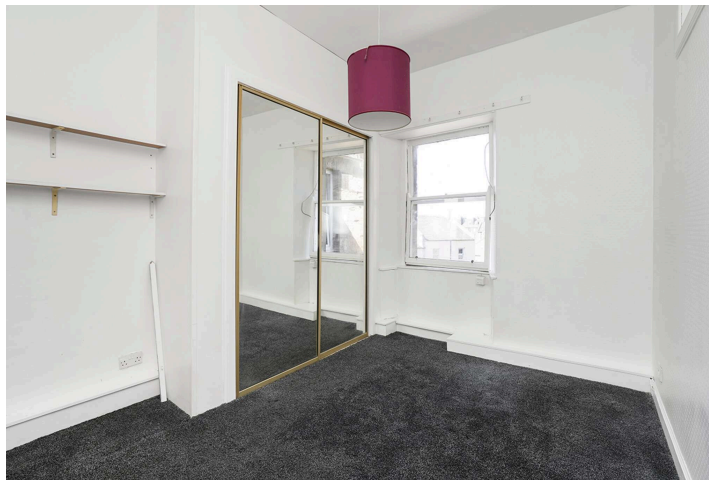


Viewing - by appointment call  
Beveridge & Kellas on 0131 554  
6321





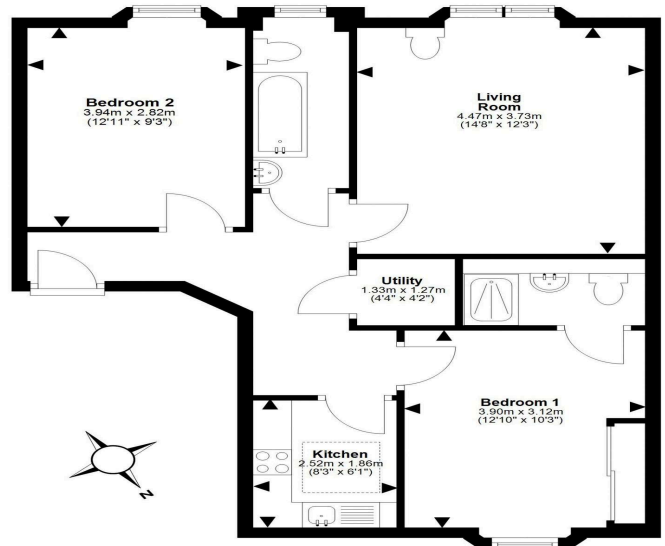






Viewing is highly recommended of this 2-bedroomed third floor flat which has recently been recarpeted and decorated by the current owner and is ideally located to take advantage of the many local amenities and regular bus and tram services Leith has to offer. The nearby cosmopolitan area of The Shore offers a choice of cafe's, bars and restaurants. The Ocean Terminal offers a multi-screen cinema, 24-hour gym, high street stores and a further choice of bistros and bars. An excellent public transport gives easy access to the city centre, International Airport, and surrounding areas.

Accessed via a shared stairwell, the property opens to an entrance hallway featuring an entry phone, overhead clothes pulley, storage cupboard (which houses a washing machine and freezer), and gives access to the rest of the accommodation. The front facing living room has twin windows, views of Calton Hill, electric fireplace within a surround, and plain cornice. The kitchen is located to the rear and benefits from a range of base and wall units, sink unit, integrated oven and hob, and an undercounter fridge freezer. There is a double bedroom to the rear of the flat which has integrated mirrored wardrobe, and an ensuite off. The ensuite benefits from a WC with hidden cistern, wash hand basin, shower unit, and a fitted mirror. A second double bedroom is situated to the front which benefits from plenty of natural light. Completing the accommodation is the front facing bathroom which has a bath with overhead shower, wash hand basin, and a WC.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Additional benefits include gas central heating complimented by double glazed windows, access to a shared rear garden and zoned on street parking.

## EXTRAS

All aforementioned white goods, carpets, any blinds/curtains (no warranties to be given).

## OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



**espc**