

4 Jameson Place

LEITH, EDINBURGH, EH6 8PB



Main door four-bedroom home with period charm and private garden access



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McEwan Fraser Legal is delighted to present this impressive main door four-bedroom apartment, situated on a quiet, sought-after street in the ever-popular Leith district of Edinburgh. This beautifully proportioned home offers a superb combination of original period features and modern functionality, making it an ideal purchase for families, professionals, or discerning investors.

Internally, the property boasts a wealth of character, including original wooden flooring, sash and case windows, elegant cornicing, and panelled doors, all of which contribute to the authentic Georgian feel.

THE LIVING ROOM



A welcoming and bright hallway provides access to the generous accommodation. The living room is a grand space with lots of space for furniture. The kitchen offers excellent storage, an integrated oven and cooker, and ample workspace, making it both practical and stylish.

THE KITCHEN

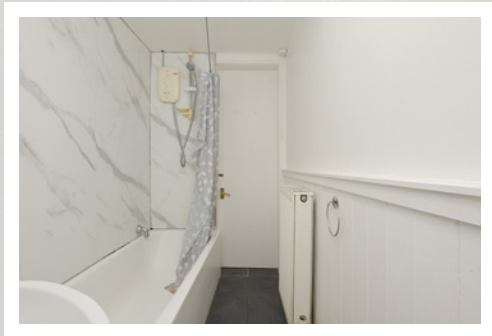




The property enjoys three spacious double bedrooms, each benefiting from generous proportions and large windows that maximise natural light. The rear bedroom features a charming fireplace, while the front-facing bedrooms enjoy open outlooks and tall windows typical of the Georgian period.

The main bathroom is well-lit thanks to a large sash window and features panelling, an integrated bath and shower, and a crisp, clean design.

THE BATHROOM



BEDROOM 1



A standout feature is the versatile rear room, which has recently been updated with new laminate flooring and includes large built-in cupboards for additional storage. This room also enjoys direct access to the communal garden, creating a rare indoor-outdoor connection. An adjoining en-suite shower room is complete with a shower cubicle and tiled walls, adding extra convenience and flexibility to the space.



BEDROOM 2



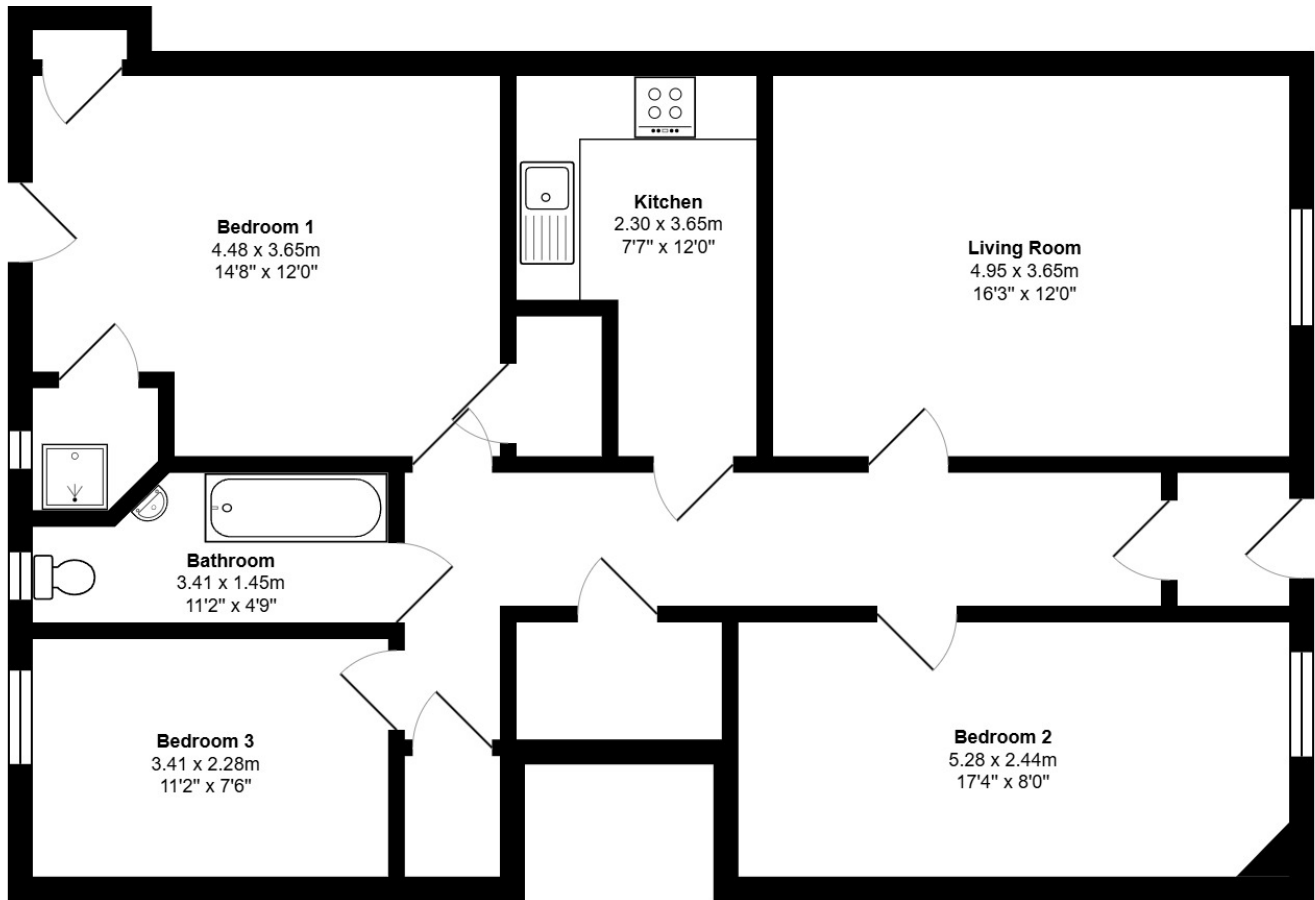
BEDROOM 3



EXTERNALS

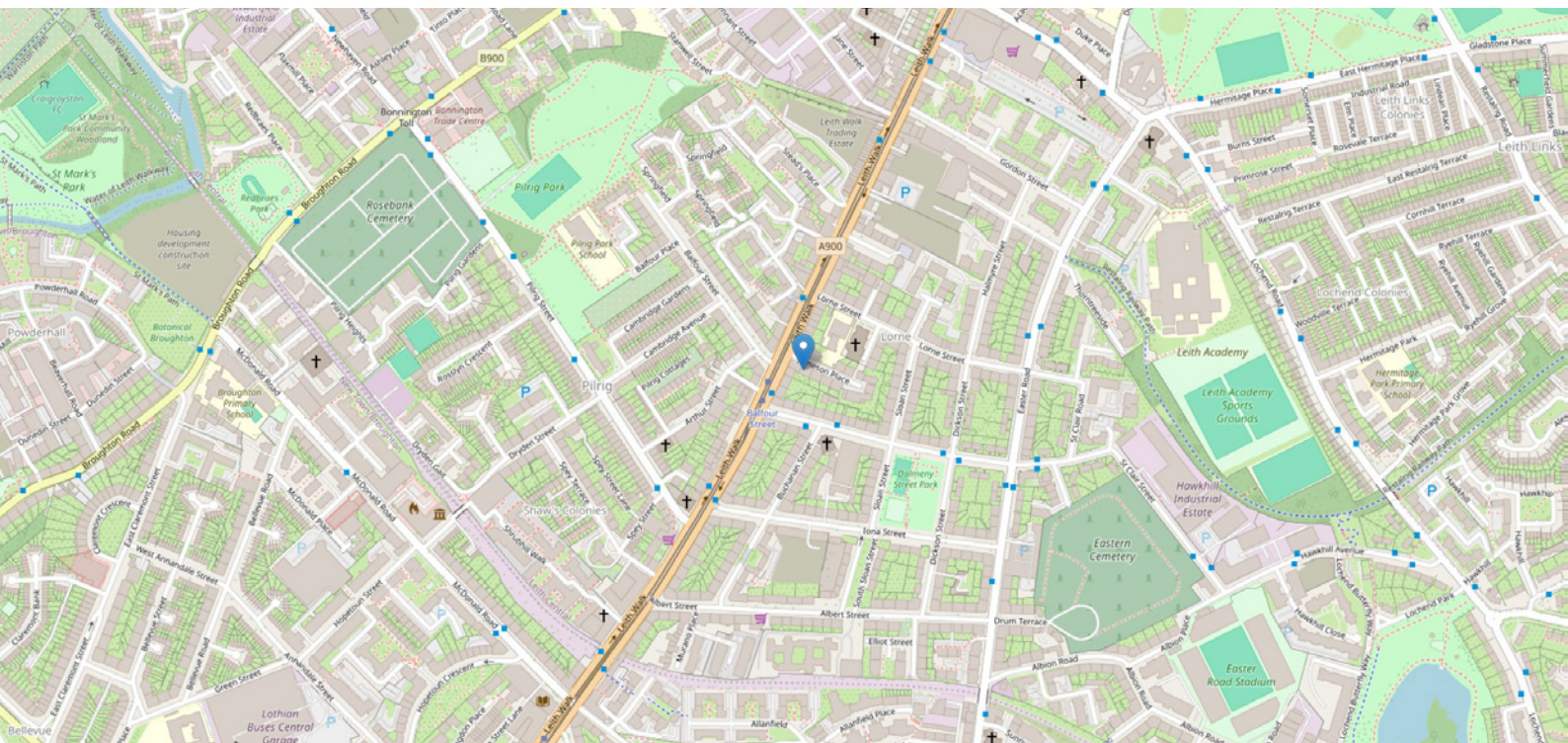


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 93m² | EPC Rating: C



THE LOCATION

Many would consider Edinburgh's Leith area to be one of the city's best served suburban shopping centres. There is an exceptionally wide choice of shopping facilities here as well as a number of banks, building societies, and Post Office. A 10-15 minute walk will take you to Ocean Terminal where further shops, restaurants, and cinema can be found with a 10 minute walk to Edinburgh's new St James Centre and the city centre.





Leith is an established, independent community and is very much self-contained. There is an excellent choice of places to eat and drink, several places of entertainment and a bright lively atmosphere. In addition, Leith has its own amenities with several surgeries and a choice of dentists. The Shore area of Leith, which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable area.

It is worth noting that in the near future the Edinburgh Tram will pass by this development which will connect the property with the city and further afield to Edinburgh's busy Airport. Leith is also perfectly located for ease of travel to many parts of the city and beyond. Ferry Road gives access to the west as well as routes out to the east. In both these directions, there are direct links with the City Bypass.



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