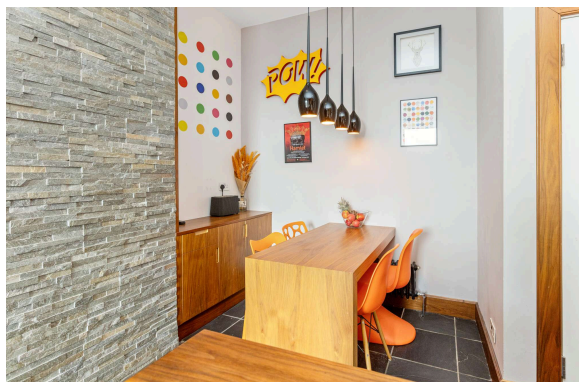




1/2f2 Jessfield Terrace  
TRINITY | EDINBURGH | EH6 4JR

  
**warners**  
solicitors & estate agents



## 1/2f2 Jessfield Terrace

TRINITY | EDINBURGH | EH6 4JR

A rare opportunity has arisen to acquire a particularly charming second floor flat retaining some lovely period features in a sought after, high amenity area. This lovely home boasts views of Edinburgh Castle, the bridges and the Pentlands and is presented in excellent decorative order throughout and offers spacious accommodation making an ideal buy for a small family or a couple looking for more space.

The living room has stunning double aspect views of both Edinburgh Castle and the Bridges as well as benefitting from traditional corncicing and a Bay window that lets in an abundance of natural light. The dining/kitchen is bright and spacious and currently comprises well thought out zones for dining, cooking and a utility area for housework. The kitchen currently comprises a Breakfast bar, 5 ring gas hob, oven, built in microwave, fan, fridge/freezer, attractive gas fire and feature wall and a utility area that houses the boiler, washing machine and dishwasher. The spacious welcoming hallway benefits from two storage cupboards and there is also two well-proportioned bedrooms, both benefitting from built in storage and one has working shutters. Completing the accommodation is the bathroom with waterfall shower over the bath and a heated towel rail. The property also benefits from a well-kept shared garden and on-street parking. Early viewing is highly recommended!

- Traditional two-bedroom second floor with stunning views
- Hallway with storage cupboards
- Fully fitted and recently renovated kitchen/dining room
- Double Aspect Living room with views of Edinburgh Castle and the Bridges
- Two bedrooms both with built in storage
- Bathroom with waterfall shower over the bath
- Gas central heating
- Well-kept shared garden & On-street parking
- Council Tax Band: C Energy Rating: C

Please note the grey radiator in the bathroom will be replaced to a white curved radiator prior to the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All fittings, fixtures, blinds, fridge/freezer, chest of drawer in the bedroom, extending dining table in the kitchen and the shelving unit in the living room are included in the sale of the property.

The property is located in the highly regarded Trinity area of Edinburgh, which lies to the north of the city centre. The area is well served by an excellent range of local amenities, including shops and a wide choice of leisure and recreational facilities. The city centre is easily accessible and offers a wider range of amenities. Further facilities can also be found at the fashionable and vibrant Shore district which offers an excellent choice of cosmopolitan wine bars, traditional alehouses, restaurants and cafes. Also in the vicinity is the impressive Ocean Terminal retail and leisure complex which provides major stores, a multi-screen cinema and a Marks and Spencer's food hall whilst a 24 hour Asda supermarket is within neighbouring Newhaven. Schooling is well represented from nursery to senior level. For the commuter there is an efficient public transport network which operates to other parts of the city and surrounding areas. The city bypass and main motorway networks are also within easy reach.

