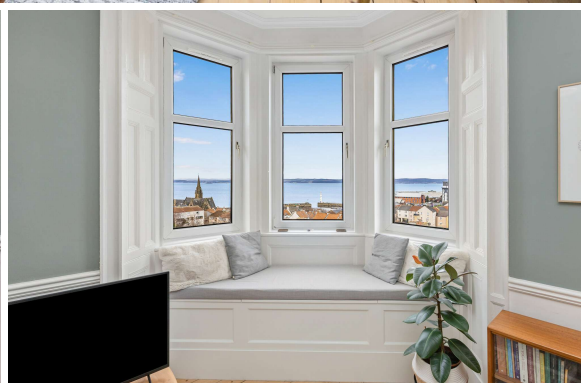




1 (4F1) Jessfield Terrace
TRINITY | EDINBURGH | EH6 4JR


warners
solicitors & estate agents



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An impressive walk-in condition interior, fabulous Forth views and a sought after location close to the Harbour are all on offer with this most appealing traditional top floor flat.

The property occupies a prime corner position within a sandstone building and boasts a light filled, spacious interior with lots of flexibility, beautifully decorated throughout in on-trend hues. The main rooms have a great view towards the Forth waterfront and the Bridges, which is best enjoyed from the fitted seating built into the bay window of the living/dining room. This lovely space is ideal for both relaxation and dining and is much enhanced by a timber mantelpiece with polished horseshoe insert and an open shelved display press. The breakfasting kitchen showcases sleek white gloss units set against wood effect worktops and tiled splashbacks. There are three good sized bedrooms and a bathroom fitted out with a white suite, electric shower and neutral tone tiled surround.

- Great views to the Forth
- Easy access to trams
- Bay window living/dining room with feature fireplace
- Well fitted breakfasting kitchen
- Three bedrooms
- Bathroom
- Entrance hall with deep store cupboards
- Gas central heating
- Double glazing
- Shared garden
- On-street parking

Council Tax C. Energy Rating D

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, washing machine, and fridge/freezer will be included in the sale. Blinds will be excluded from the sale.

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. For the commuter there is an efficient public transport network including 24 hour buses and a tramline connecting nearby Newhaven to the city and to Edinburgh International Airport.

