



6/9 Jameson Place  
LEITH | EDINBURGH | EH6 8PB

 warners  
solicitors & estate agents



## 6/9 Jameson Place

LEITH | EDINBURGH | EH6 8PB

Set in a traditional tenement on a quiet street adjacent to Leith Walk, moments from excellent amenities, quick transport links and within easy walking distance of the city centre is this immaculately presented two-bedroom third floor apartment. Boasting traditional features, gas central heating, double glazing and a well-kept communal garden this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with storage, a bright twin windowed living room with ornate cornicing, fireplace and dining area, a contemporary fitted kitchen with attractive units and currently comprising a washing machine, gas hob, oven, fan, dishwasher, Belfast Sink and fridge/freezer. There is also two well-proportioned bedrooms, one with built in storage and completing the accommodation is the bathroom with walk in waterfall shower, separate bath and heated towel rail.

- Entrance hall
- Bright and Spacious living room with traditional features
- Fully fitted Kitchen with attractive units
- Two well-proportioned bedrooms
- Bathroom with walk in shower and bath
- Ample storage
- Double glazing and Gas Central Heating
- Permit parking and Shared Garden.

Council Tax B. Energy Rating C.

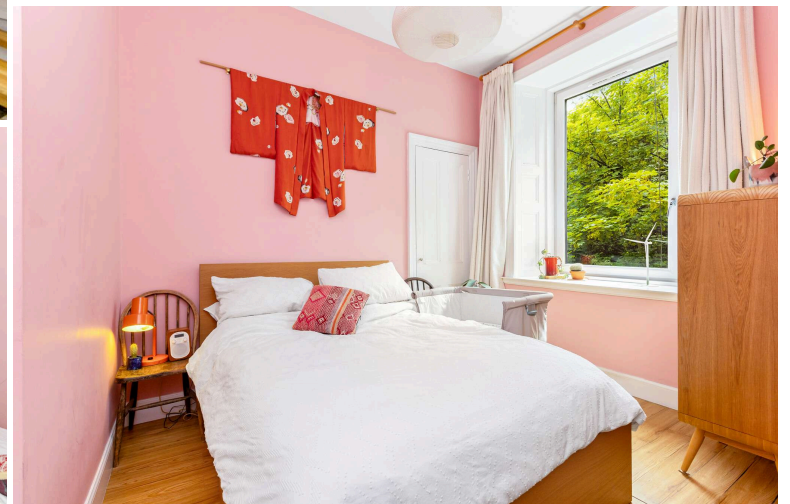
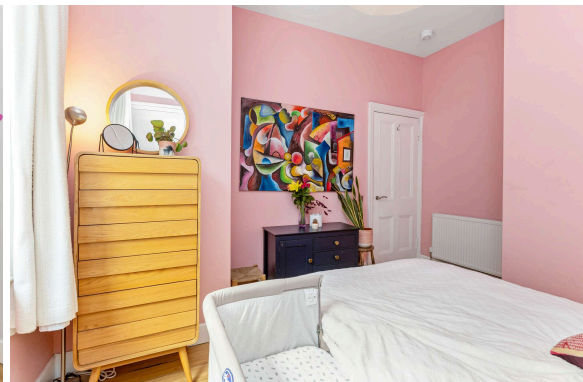
All fixtures, fittings, integrated kitchen appliances and white good will be included in the sale.

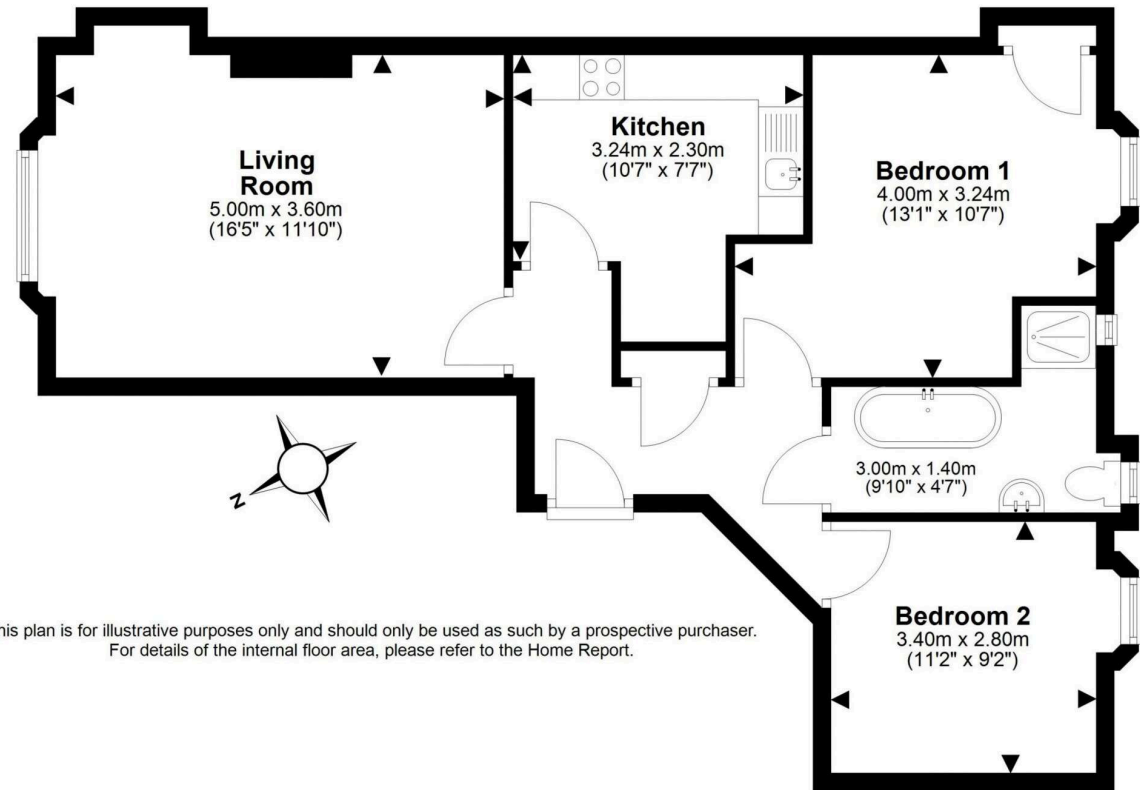
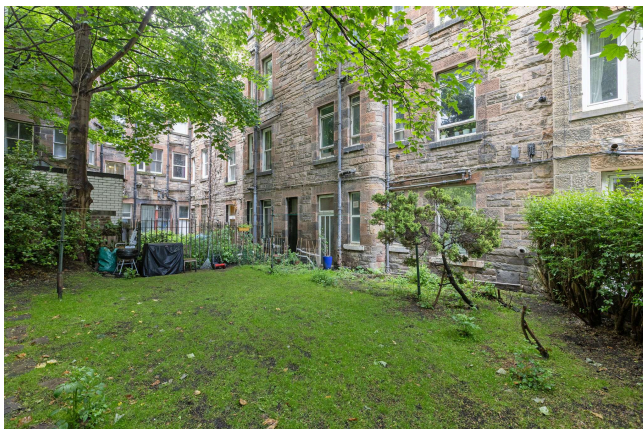
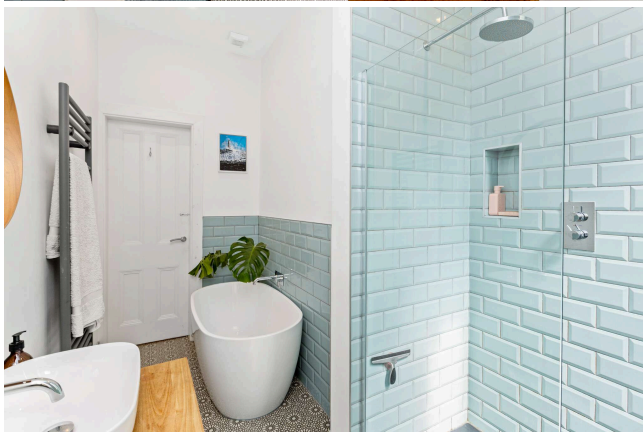
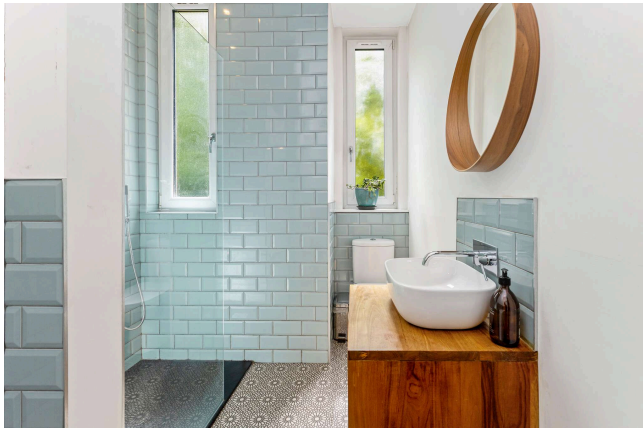
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





The vibrant and cosmopolitan area of Leith is a hub for socialising. It boasts an eclectic mix of restaurants, traditional pubs, trendy cafes, delis, and coffee bars. Leith enjoys a rich creative culture, hosting the annual Leith and Mela festivals, the Leith School of Art, and Leith Theatre. It offers an outstanding range of retailers, from independent shops to large supermarkets, international food stores, street food events, and a Farmer's Market. The Shore and the greater Leith area cater for outdoor pursuits, including a tranquil riverside walk and cycling path by The Water of Leith, the picturesque fishing village and harbour of neighbouring Newhaven, and the vast green spaces of Leith Links, which is home to Leith Links Tennis and Bowling Club. For the fitness enthusiast, Leith Victoria Swim and Fitness Centre is within easy reach, whilst neighbouring Newhaven is the home of Alien Rock, a large indoor climbing arena. The area benefits from an excellent public transport system with 24-hour buses and a tramline connecting Leith to the city and to Edinburgh International Airport with the property being a short distance away from Balfour Street Tram Stop.





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.