



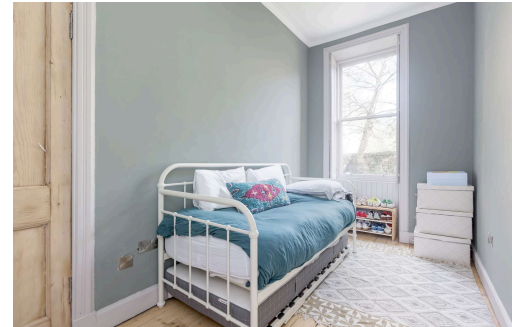
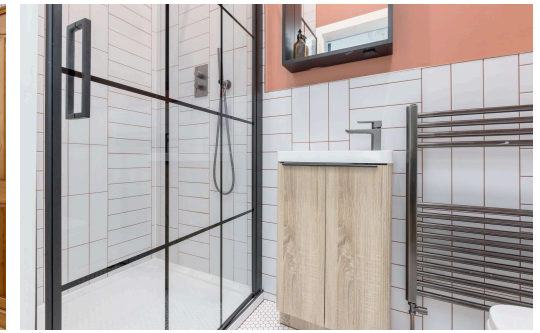
**3 Jameson Place**  
**EDINBURGH, EH6 8NZ**

**A**

# *"3 Jameson Place is a beautifully presented two bedroom main door flat, situated off Leith Walk"*

- ENTRANCE HALLWAY
- LIVING ROOM
- KITCHEN / DINING ROOM
- BEDROOM 1 (DOUBLE)
- BEDROOM 2 (DOUBLE)
- ENSUITE SHOWER ROOM
- BATHROOM
- COMMUNAL REAR GARDEN
- PERMIT PARKING
- SHORT WALK TO CITY CENTRE
- EXCELLENT TRANSPORT LINKS
- GREAT LOCAL AMENITIES





## LOCATION

Leith is the port of Edinburgh situated around 2 miles from Edinburgh city centre and is a vibrant and diverse place to live. It offers a wonderful array of restaurants, cafes and bars, many of which are to be found at the nearby cosmopolitan Shore. With its unique blend of old and new architecture, Leith has become a popular area with young professionals, yet it retains a distinctive character separate from the rest of the city. The city centre is a short distance away where there are fantastic amenities. Ocean terminal shopping centre, a large flagship development which houses over 70 national and boutique retailers, multi-screen cinema, restaurants and leisure facilities is also a few minutes' walk away, as is The Royal Yacht Britannia, one of the city's leading tourist attractions. Leisure activities can be found locally at Leith Victoria Leisure Centre and David Lloyd Fitness Club. The Water of Leith cycle path is close by linking to a network of routes throughout the city. Leith Links and Pilrig Park are nearby for a relaxing stroll. The area is well served with schooling for all ages. There are frequent bus as tram services to the city centre. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport, making it ideal for commuting.

## DESCRIPTION

3 Jameson Place is a beautifully presented two bedroom main door flat, situated off Leith Walk and within easy walking distance of the city centre.

The impressive accommodation, which has been recently renovated to a high standard, comprises: entrance vestibule; welcoming hallway with utility cupboard currently housing washing machine and two further cupboards; bright and spacious living room; stylish fitted kitchen with ample base units, Rangemaster electric cooker and dining area with access to communal garden; generous double bedroom 1 with Edinburgh Press and modern ensuite shower room; rear facing double bedroom 2 with deep built-in wardrobe and overhead storage and contemporary bathroom with twin windows.

Further benefits include: gas central heating; permit parking; communal rear garden laid to lawn; within a few minutes' walk of nearby tram station; excellent local amenities and transport links.

The energy efficiency rating for this property is band C

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.

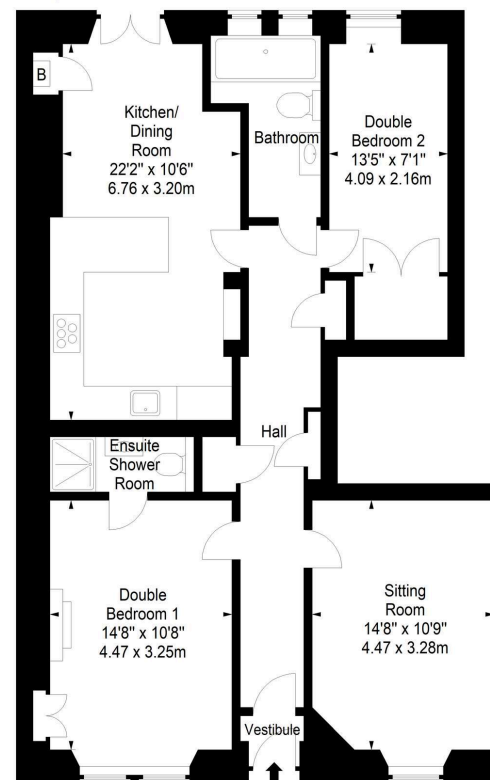
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Jameson Place,  
Edinburgh,  
Midlothian, EH6 8NZ



Approx. Gross Internal Area  
983 Sq Ft - 91.32 Sq M  
For identification only. Not to scale.  
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Ground Floor



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