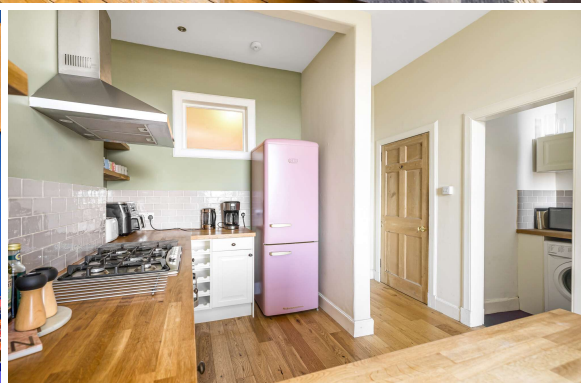




1 (2F3) Jessfield Terrace
TRINITY | EDINBURGH | EH6 4JR


warners
solicitors & estate agents



1 (2F3) Jessfield Terrace

LEITH | EDINBURGH | EH6 4JR

Extremely well-presented two bedroom second floor flat retaining some period features in a sought after, high amenity area.

This lovely home boasts sea views and is presented in excellent decorative order throughout, offers spacious accommodation and has great storage, making an ideal buy for a small family or a couple looking for more space.

The living room is bright and open and benefits from traditional features such as the bay window, fireplace and ornate corning.

The fully fitted dining/kitchen has stunning sea views and lets in an abundance of natural light. It is bright and spacious and currently comprises well thought out zones for dining, cooking and a separate utility room for housework with washing a machine and tumble dryer. The kitchen itself currently comprises a dining area, the boiler cupboard, an Edinburgh press, 5 ring gas hob, oven, fan and fridge/freezer.

The spacious welcoming hallway benefits from two storage cupboards, a versatile box room which could be used as an office, playroom, or dressing room. There are two well-proportioned bedrooms, both with attractive fireplaces. Completing the accommodation is the bathroom with shower over the bath.

The property also benefits from a well-kept shared garden and on-street parking. Early viewing is highly recommended!

- Extremely well-presented two-bedroom second floor flat with sea views
- Hallway with storage cupboards and versatile box room
- Fully fitted kitchen/dining room
- Separate Utility room
- Two large bedrooms both with space for wardrobes/furnishings
- Bathroom with shower over the bath & underfloor heating
- Gas central heating throughout
- Wooden floors, original fireplaces, and period features
- Well-kept shared garden & On-street parking

Council tax D and Energy Rating C

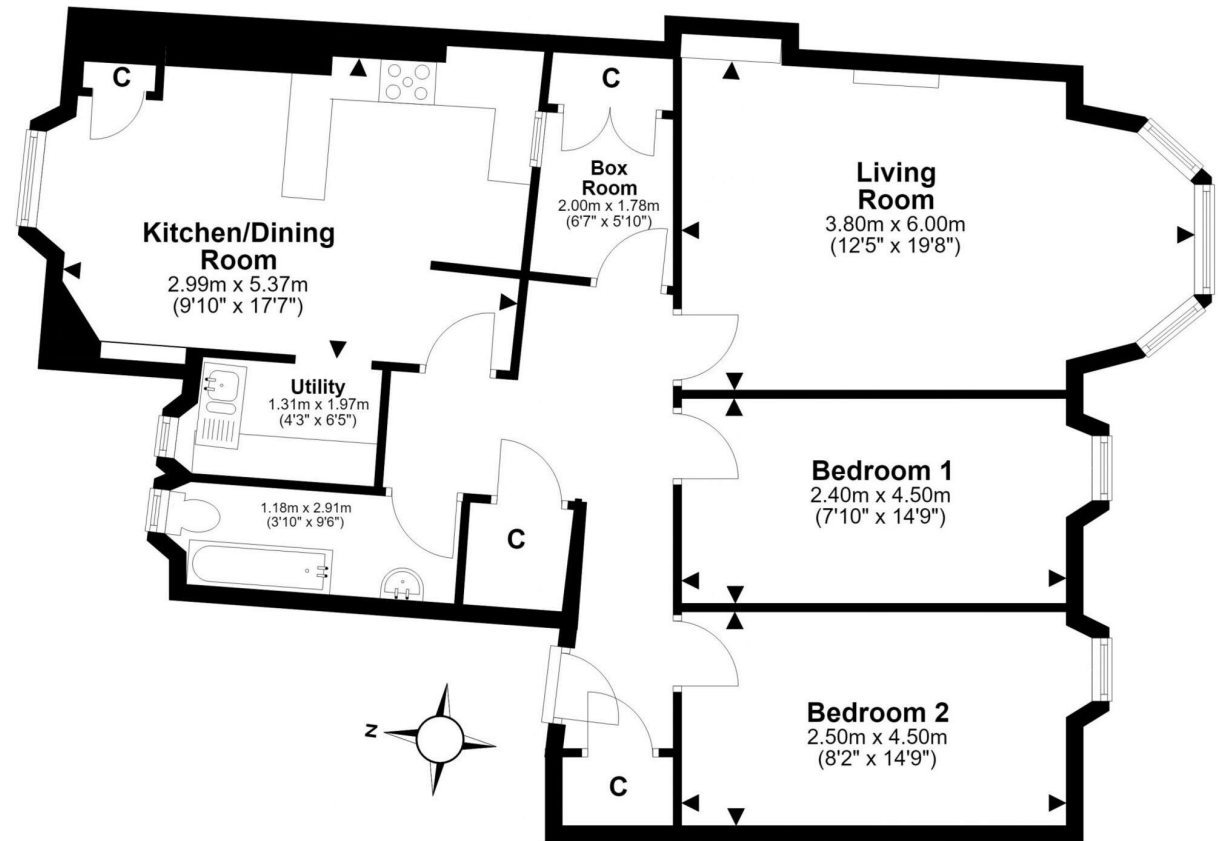
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings and fixtures will be included in the sale. The sale will also include the dining table and chairs, sofa bed, both beds, the wardrobe and drawers in Bedroom 2, and the living room shelves, if desired.

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 variety of leisure and recreational facilities such as David Lloyd Leisure Club, Edinburgh Sculpture Workshop, Newhaven Harbour, and Wardie Bay. Nearby green spaces include Victoria Park, Inverleith Park, and the Royal Botanic Garden Edinburgh, all of which are within easy reach. The city centre is readily accessible and offers an even wider selection of amenities. Additional facilities can be found in the fashionable and vibrant Shore district, which boasts an excellent choice of wine bars, traditional pubs, restaurants, and cafes. Also nearby is the impressive Ocean Terminal retail and leisure complex, which provides major stores and a multi-screen cinema, while a 24-hour Asda supermarket can be found in neighbouring Newhaven. Schooling is well represented from nursery to senior level.





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.