

1/2 JAMAICA MEWS
NEW TOWN, EDINBURGH, EH3 6HL

CURRAN & CO
PROPERTY



1/2 JAMAICA MEWS

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OFFERS OVER £210,000



- Prestigious New Town Location
- Quiet Courtyard Development
- One-Bedroom Top-Floor Flat
- Spacious Living/Dining Room
- Modern Well-Equipped Kitchen
- Versatile Windowed Home Office
- Contemporary Bathroom
- Move-In Condition Throughout



Description

Forming part of a well-established, factored residential development tucked away around an attractive courtyard in Edinburgh's prestigious New Town, 1/2 Jamaica Mews is a well-presented one-bedroom top-floor flat. Offering a rare and accessible opportunity to secure a home in this highly sought-after area, the property would make an ideal first-time buy or city pied-à-terre and lies within easy walking distance of both the West End and Stockbridge. Further highlights include a versatile home office and an interior of move-in condition throughout.

Accessed via a secure entry system and well-maintained communal stair (shared with just one other property), the accommodation opens into a welcoming entrance hall naturally illuminated by a Velux skylight. The spacious living room

provides ample room for a dining area, with an electric fireplace and shelved recess. Positioned just off the living room, the modern kitchen is fitted with a range of wall and base units, tiled splashback, an integrated electric oven, gas hob, freestanding fridge and washing machine. The generous double bedroom features a Velux window and useful eaves storage. A separate windowed room, also with access to eaves storage, offers valuable flexibility as a dedicated home office, additional storage space or occasional guest room. Completing the accommodation is a contemporary tiled bathroom with an electric shower over the bath.

Further benefits include gas central heating via a combi boiler and double glazing throughout.

Externally, there is an attractive paved

courtyard with seating and well-maintained shrubbery. Residents' parking is also available on a first-come, first-served basis, with permits provided by the factor.

Extras

Extras to be included in the sale are all curtains and blinds, and kitchen appliances. Other items of furniture are available by separate negotiation.

EPC Rating

The energy efficiency rating for this property is band C.

Council Tax

This property is subject to council tax band B.







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Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.
All measurements are approximate and are generally taken from the widest point.