

3F1, 12 Jameson Place

LEITH, EDINBURGH, EH6 8PB



*SPACIOUS TWO BEDROOM TOP FLOOR
FLAT, SITUATED JUST OFF LEITH WALK*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom top-floor flat in Edinburgh's sought-after area of Leith, accessed just off Leith Walk and minutes from the Tram stop which connects you to Ocean Terminal, City Centre, Gyle and Edinburgh Airport.



Inside, the property comprises of a fully equipped kitchen which is configured in the open plan living/kitchen/diner. The living space is flexible with various options for free-standing furniture. The kitchen is equipped with a gas hob, fan oven and space for free-standing white goods.









The house has two generous double bedrooms which are flooded with natural light and offer excellent options for free-standing storage.





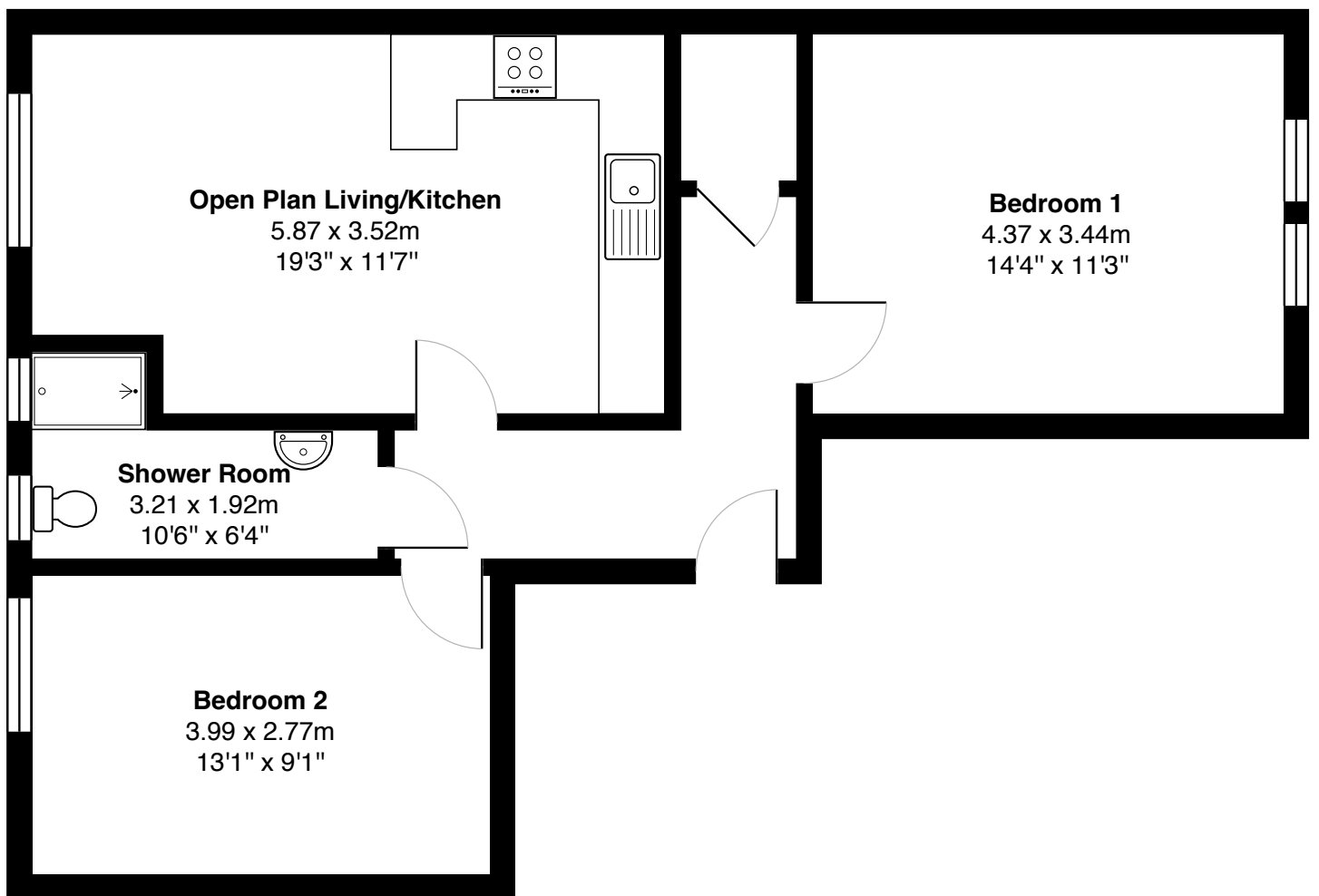
Bedroom 2





There is a modern shower room which has been updated in the past couple of years, fitted with electric shower, and a white three piece suite.





Gross internal floor area (m²): 60m²

EPC Rating: D



In addition to this, the property benefits from double glazed windows, gas central heating making for a warm cost effective home, year round. There is ample permit and pay and display parking in the street for residents and visitors alike.





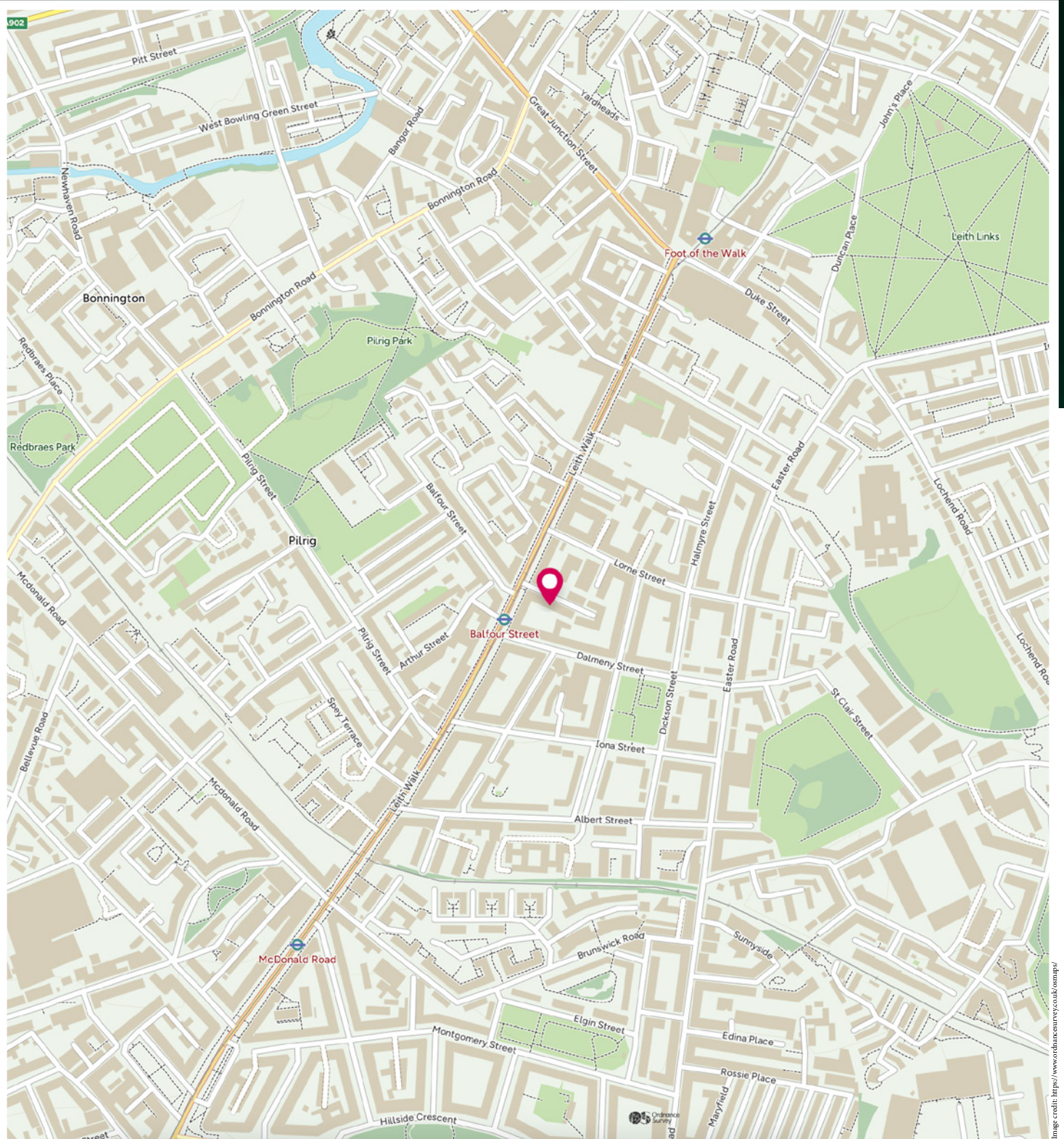
Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

The Location





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**Part
Exchange
Available**



THE SUNDAY TIMES
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Text and description
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