

7/1 Jessfield Terrace

EDINBURGH, EH6 4JR



*Spacious Two Bedroom Flat In
Edinburgh's Popular Trinity*



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McEwan Fraser Legal is delighted to present this two-bedroom flat in Trinity. The flat is in good condition having been upgraded over time by the current owner.

THE LOUNGE



Inside, the property comprises of:

- Spacious lounge is flooded by natural light and has a gas fireplace.
- Fully equipped kitchen which is fitted with induction hob, fan oven and integrated dishwasher.

THE KITCHEN





- Two double bedrooms which are well proportioned. The master bedroom has a built-in wardrobe.
- One bathroom that is fitted and modern with a shower over the bath and comes fully tiled.

BEDROOM 1



BEDROOM 2



THE BATHROOM

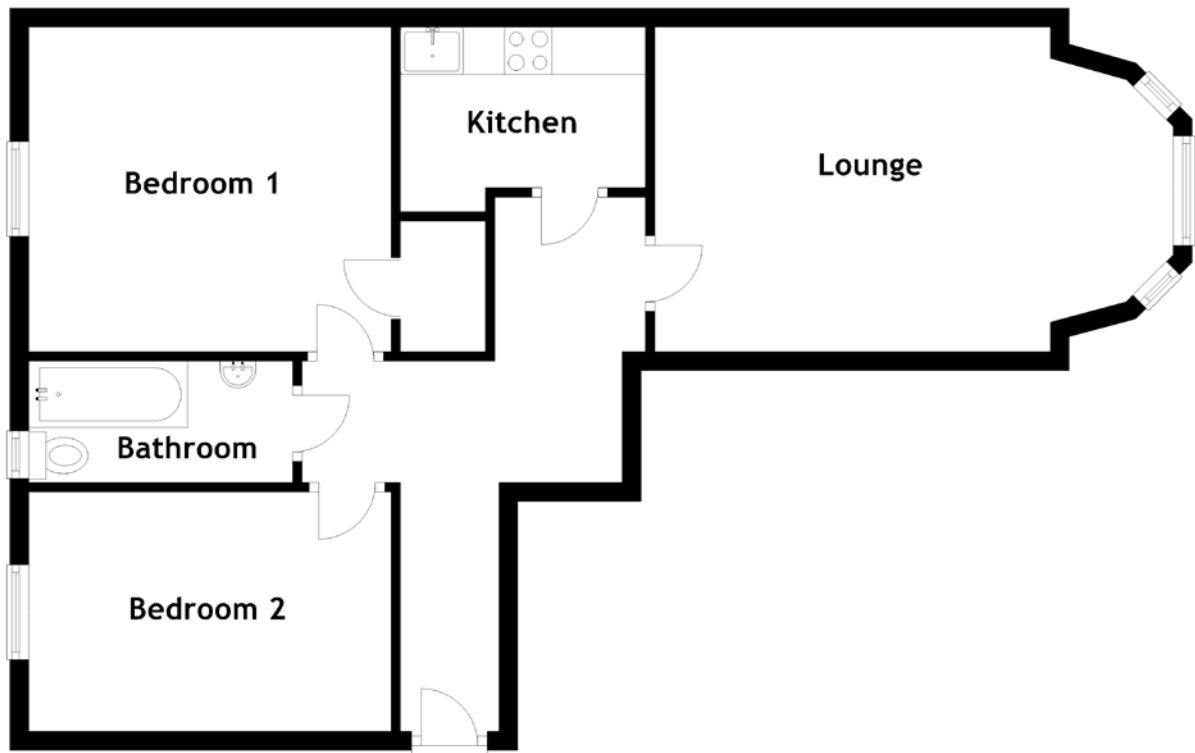


In addition to this, the property includes secondary glazing to the front, gas central heating, whilst also benefiting from free on-street parking for residents and a well maintained communal rear garden.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

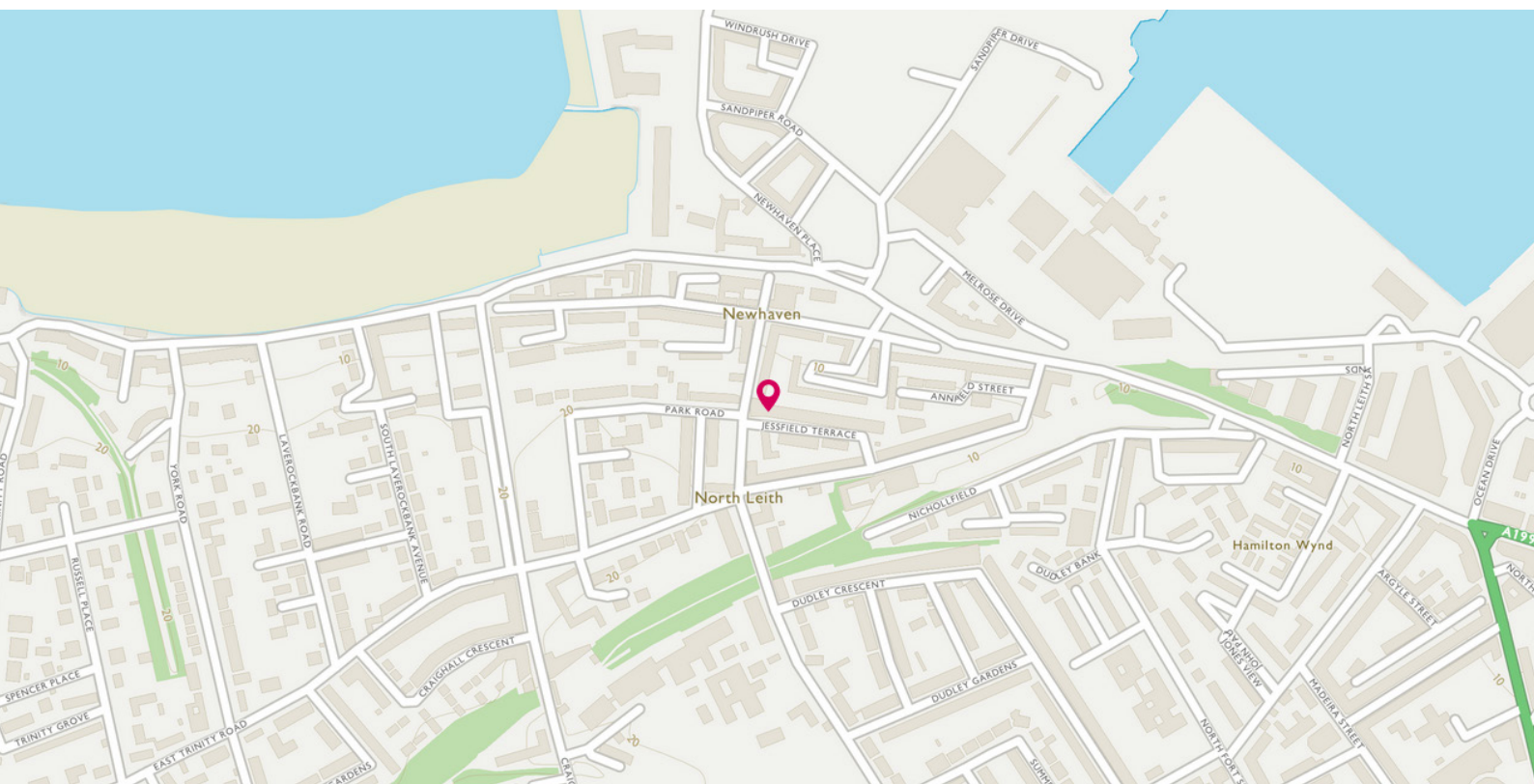


Approximate Dimensions (Taken from the widest point)

Lounge	5.48m (18') x 3.43m (11'3")
Kitchen	2.59m (8'6") x 2.20m (7'3")
Bedroom 1	3.80m (12'6") x 3.43m (11'3")

Bedroom 2	3.83m (12'7") x 2.53m (8'4")
Bathroom	2.79m (9'2") x 1.28m (4'2")

Gross internal floor area (m²): 56m²
EPC Rating: C



THE LOCATION

There are parts of the city which, because of their location and character, stand head and shoulders above all else.

Morningside might be one, Comely Bank could be another but Trinity, without a doubt, certainly is. The district is purely residential in nature and is situated just north of the New Town, connected to it by Inverleith Row. It comprises of a wide variety of substantial property styles ranging from very large detached stone-built villas to spacious flattered properties, all completed before the turn of the century. Rather fewer modern properties provide something of a counterpoint but even a brief visit to the district will readily reveal its air of establishment and maturity.





From here, along Inverleith Row, the trip into the city centre might take as little as ten minutes using one of the many and frequent bus services that pass through the district. Being located near Ferry Road, travel to the east and west side of the city cannot be simpler or more convenient. Nearby is an excellent local shopping centre at Goldenacre. This is a very lively centre providing a wide variety of shopping facilities as well as cafes and a brasserie.

For those who enjoy open air facilities, there are the Botanic Gardens and Inverleith Park nearby. The walkways created on some of Edinburgh's old railway lines which radiate out from Warriston offer country like walks yet are within the very heart of the city. Edinburgh's formal entertainments tend to be highly concentrated in the Lothian Road/Tollcross area. Here there are theatres and cinemas, all manner of bars and restaurants, indoor sports facilities and health clubs. The return trip by taxi ought to take no more than ten minutes in the late evening.

All things considered, this is a peaceful, quiet, convenient and well-established area surrounded by excellent services and amenities and within the easiest possible reach of the city centre. As a consequence of all this, it is much respected and highly sought after.

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