



Leith

Flat 2/9 Jane Street
EH6 5HD



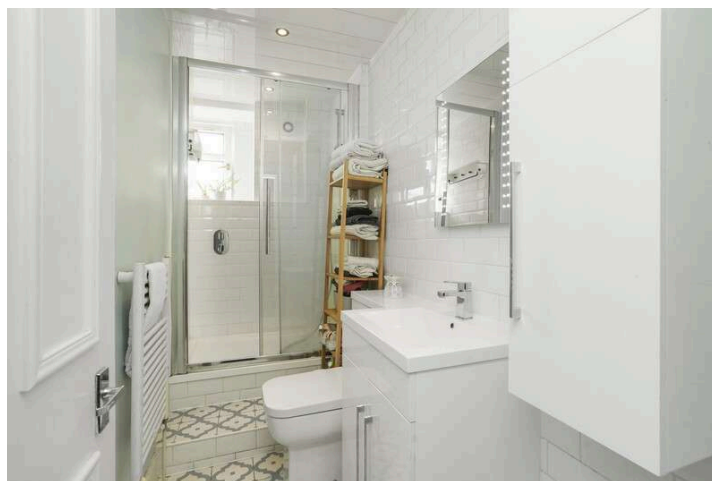
Top Floor Flat

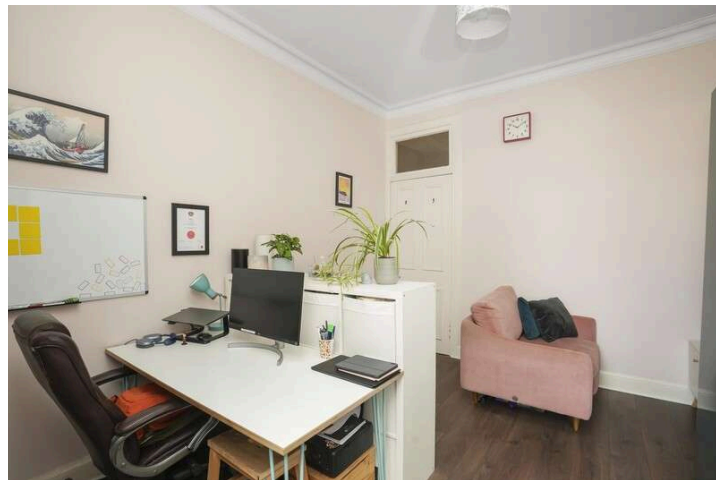
OFFERS OVER £245,000

- Hall
 - Living room
 - Kitchen
 - 2 bedrooms
 - Shower room
-
- Gas central heating
 - Double glazing
 - Shared rear drying area
 - On street parking

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321



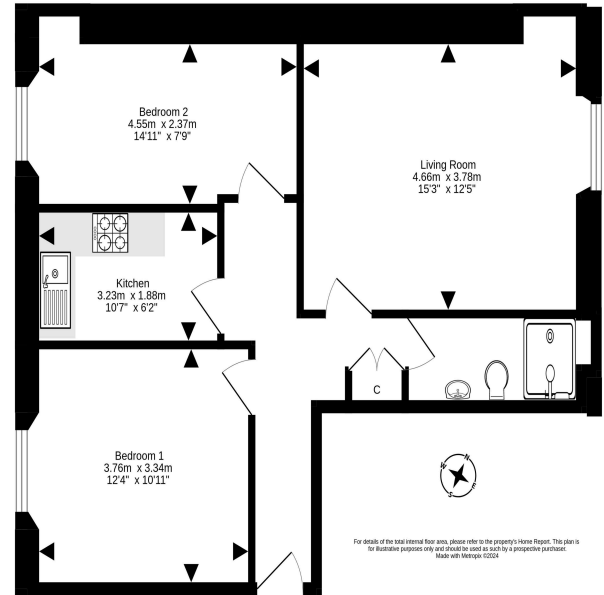






Viewing is highly recommended of this 2-bedroomed third floor flat which is ideally located to take advantage of the many local amenities and regular bus and tram services Leith has to offer. The nearby cosmopolitan area of The Shore offers a choice of cafe's, bars and restaurants. The Ocean Terminal offers a multi-screen cinema, 24-hour gym, high street stores and a further choice of bistros and bars. An excellent public transport including the new tram service gives easy access to the city centre and surrounding areas.

Accessed via a shared stairwell, the property opens to an entrance hallway featuring an entry phone, storage cupboard, and gives access to the rest of the accommodation. The front facing living room has twin windows, Edinburgh press, fireplace within a wooden surround, and plain cornice. The kitchen benefits from a range of base units, fitted shelving, sink unit, integrated oven and hob, washing machine, tiled floor, and partially tiled walls. There are two double bedrooms to the rear, one of which includes a built in Edinburgh press. Completing the accommodation is the modern shower room which has tiled floors, partially tiled walls, shower unit, WC, and a wash hand basin within a vanity unit. Additional benefits include gas central heating complimented by double glazed windows, access to a shared rear drying area and zoned on street parking.



EXTRAS

All aforementioned white goods, (except for the fridge freezer), wardrobe in first bedroom, and curtains to be included in the sale (no warranties to be given).

OFFERS

Offers Over £245,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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