



5/8 Jameson Place,
Edinburgh, EH6 8NZ



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Located within the popular Leith area of Edinburgh within a quiet no through road is this most attractive, bright and spacious top floor flat. Forming part of a traditional tenement building, the flat has double glazed windows and gas central heating.

The accommodation includes an entrance hallway with deep shelved storage cupboard. The good sized lounge has twin windows to the front, shelved alcove and ceiling corning and rose. The kitchen is fitted with base and wall units with the cooker, fridge/freezer and dishwasher to remain. The main bedroom has a window to the rear, storage cupboard and double wardrobe. There is a further double bedroom with window to rear with fireplace, ceiling corning and rose. Completing the accommodation is the shower room with two piece white suite and window to the rear.

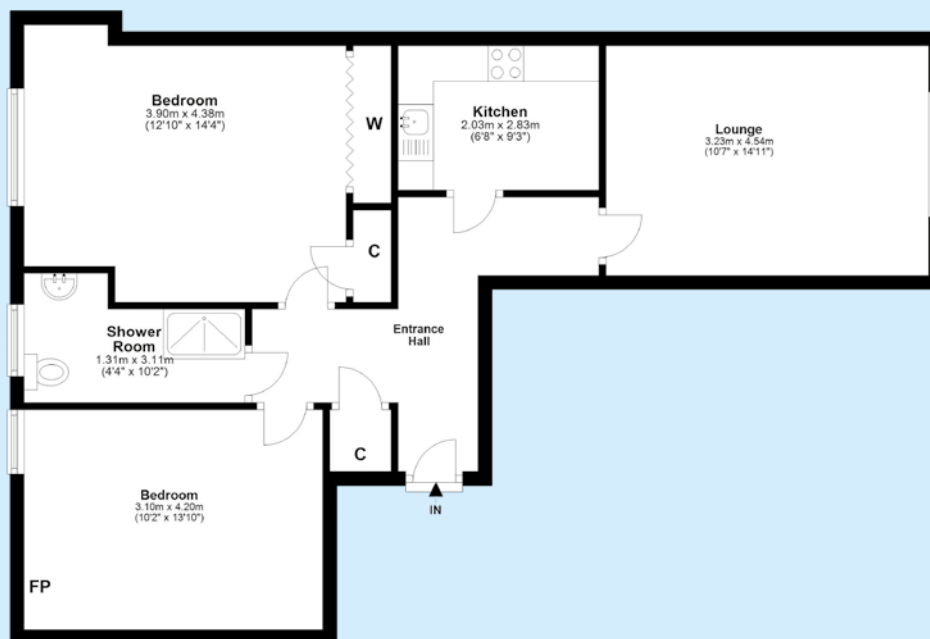
Externally there is a shared rear garden which is mainly laid to lawn.

Early internal viewing is essential to fully appreciate the bright and spacious accommodation on offer.

Area Description

Leith has rapidly become one of the trendiest areas of Edinburgh. The former bustling port has been replaced by a vibrant cultural scene, with a host of independent galleries and cultural and gastronomic festivals taking place throughout the year. A range of quirky and diverse restaurants, delis, coffee shops, and artisan bars make the area extremely popular with visitors and city residents alike. The mile-long Leith Walk links the area to the city centre, and has a truly impressive range of independent shops and outlets. The recently opened St James Quarter boasts a range of shops, restaurants, cinema and leisure activities and is a short walk away. The area boasts some of the best bus routes for Edinburgh allowing quick and regular travel to the City Centre and beyond whilst the newly opened Edinburgh Tram line extension is within easy walking distance. The open green spaces of Pilrig Park, Calton Hill, Holyrood Park and Arthur's Seat are all within easy reach.





Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

Accommodation

Lounge:	4.55m x 3.23m	(14'11" x 10'7")
Kitchen:	2.82m x 2.03m	(9'3" x 6'8")
Bedroom 1:	4.37m x 3.9m	(14'4" x 12'10")
Bedroom 2:	4.22m x 3.1m	(13'10" x 10'2")
Shower Room:	3.1m x 1.32m	(10'2" x 4'4")

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Agent's Note

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