



RALPH SAYER
SOLICITORS & ESTATE AGENTS

13/8 Jameson Place
Edinburgh EH6 8NZ

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A traditional third (top) floor flat, nestled just off bustling Leith Walk. This lovely home boasts generous proportions and is beautifully presented, offering style and comfort. As you step inside, you will be greeted by a welcoming hallway, which leads you into an airy and inviting semi-open plan lounge and kitchen. The lounge has an abundance of natural light from twin recessed casement windows and space for dining. The kitchen is fitted with solid wood worktops and a charming 'Belfast' sink. A pantry provides additional storage, along with a separate utility, just off the lounge/kitchen. This delightful home features two well-proportioned bedrooms, providing ample space for a variety of freestanding furniture. Finally, a bright three-piece bathroom offers a place to unwind. Outside, you will discover a well-maintained shared garden to the rear.

Extras: all fitted floor coverings, window coverings and light fittings will be included in the sale.

Property Summary

- Just off bustling Leith Walk
- Lorne Street primary school on door step
- Entrance hall with built-in storage
- Open plan lounge and kitchen (with pantry)
- Utility
- Two double bedrooms
- Bathroom with shower-over-bath and towel radiator
- Well kept shared garden to rear
- Gas central heating
- Double-glazed windows
- EPC Rating - D | Council Tax Band - B





Traditional two bedroom flat with generous proportions, beautifully presented interiors, and central location



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dream property!



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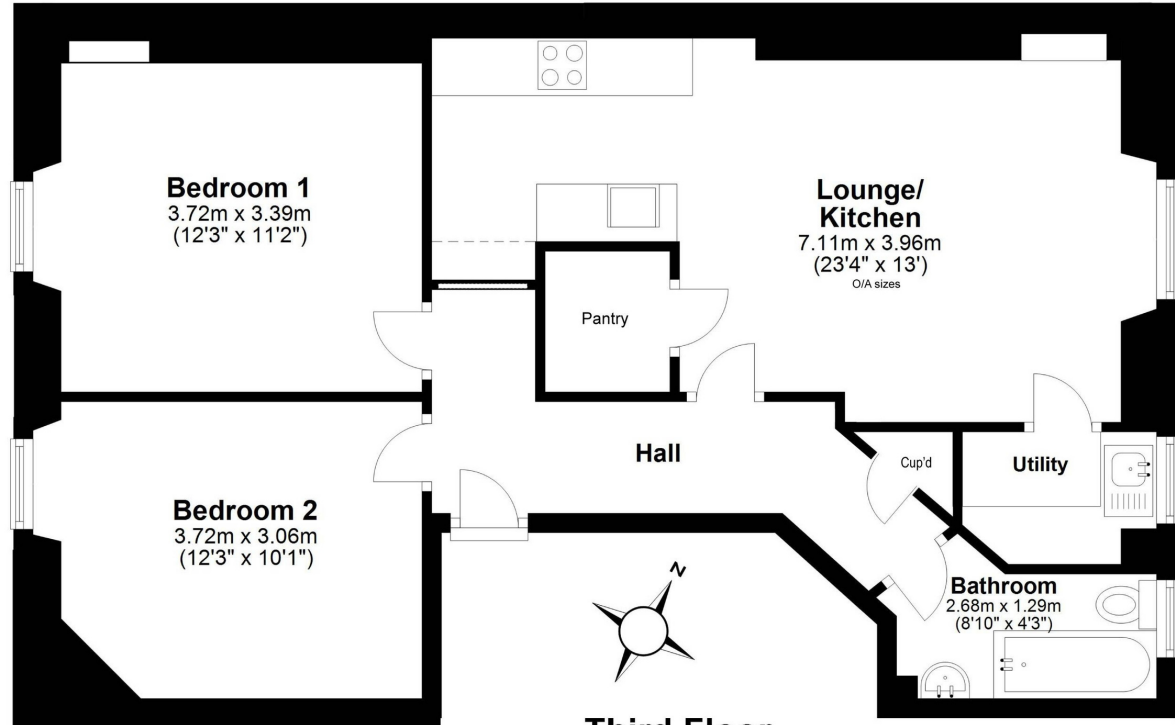
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Third Floor

Approx. 66.9 sq. metres (719.7 sq. feet)



Location

Leith Walk is a bustling main thoroughfare, a popular, central location, for commuters to the city centre and down to the Scottish Office and the vibrant Shore area. There is a wide range of amenities, with an abundance of independent retailers and a choice of eclectic bars, cafes and restaurants. An abundance of entertainment is all with-in easy reach, it's theatres, museums and the Edinburgh International Festival. Public transport is well catered for with regular bus services and the tram network, which can take you to the Gyle business park, Gyle shopping centre and to Edinburgh International airport. Waverley Station can easily reached by foot.