

**3 Jameson Place**  
**EDINBURGH, EH6 8NZ**



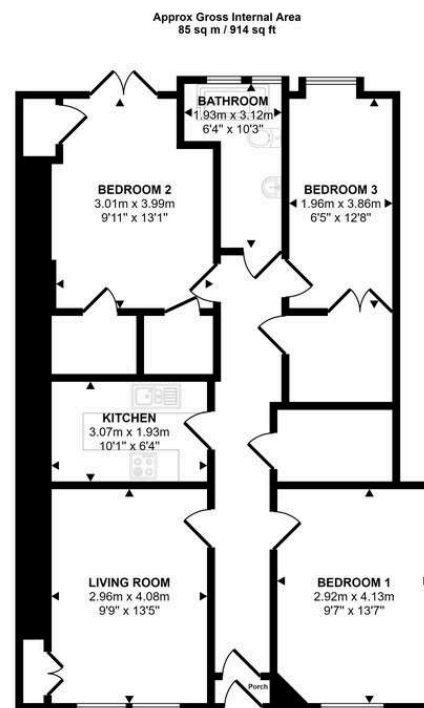
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We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

## LOCATION

Leith is the port of Edinburgh situated around 2 miles from Edinburgh city centre and is a vibrant and diverse place to live. It offers a wonderful array of restaurants, cafes and bars, many of which are to be found at the nearby cosmopolitan Shore. With its unique blend of old and new architecture, Leith has become a popular area with young professionals, yet it retains a distinctive character separate from the rest of the city. The city centre is a short distance away where there are fantastic amenities. Ocean terminal shopping centre, a large flagship development which houses over 70 national and boutique retailers, multi-screen cinema, restaurants and leisure facilities is also a few minutes' walk away, as is The Royal Yacht Britannia, one of the city's leading tourist attractions. Leisure activities can be found locally at Leith Victoria Leisure Centre and David Lloyd Fitness Club. The Water of Leith cycle path is close by linking to a network of routes throughout the city. Leith Links and Pilrig Park are nearby for a relaxing stroll. The area is well served with schooling for all ages. There are frequent bus as tram services to the city centre. The A1 south and Edinburgh city bypass are easily reached by car, as is Edinburgh International Airport, making it ideal for commuting.

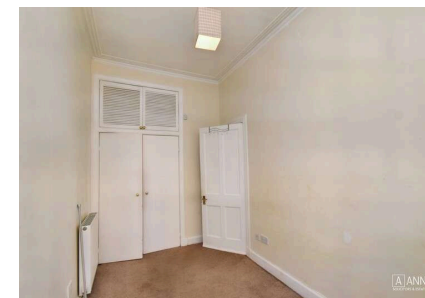
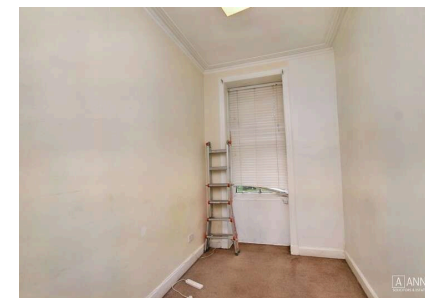
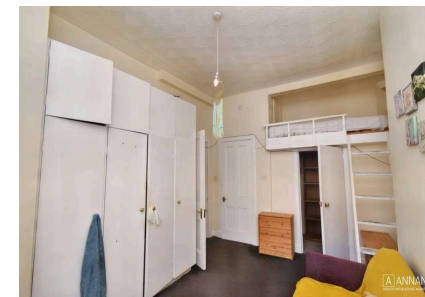
## DESCRIPTION

3 Jameson Place is a three bedroom main door flat, ideally situated to take advantage of the vast amenities available on Leith Walk and the city centre which is only a short walk away. The accommodation comprises: entrance vestibule; hallway; living room with ornate cornicing and ceiling rose; internal kitchen; double bedroom 1; double bedroom 2 with ensuite shower room, built-in raised bed with ladder and storage cupboard underneath, French door leading to communal garden; single bedroom 3 with built-in wardrobe and bathroom. Further benefits include: gas central heating; permit parking; shared garden; excellent local amenities; located within a few minutes' walk of tram station. The energy efficiency rating for this property is band C. It is our understanding that this property is subject to Council Tax Band C, however, please check with the local authority.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**A ANNAN**  
SOLICITORS & ESTATE AGENTS

266-268 Portobello High Street,  
Edinburgh, EH15 2AT  
T: 0131 669 2121  
Fraser Falconer - 07825 951348  
admin@annan.co.uk



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