



6/8 Jameson Place
Edinburgh
EH6 8PB



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Top Floor Flat



accommodation

- Entrance hall
- Sitting room / fitted kitchen
- Laundry room & Utility Cupboard
- Double bedroom
- Bathroom
- Communal Garden

features

- Wood floors
- Neutral decor
- Gas central heating
- Double glazing
- Security entry phone
- Superb central location

description

Superb, bright and exceptionally spacious top floor flat in a traditional tenement building, just a short walk from the Balfour Street Tram Stop. Ideally placed to take advantage of the boutique shops, cafes, bars and restaurants on Leith Walk or indeed in the City Centre. The accommodation comprises entrance hall with storage cupboard, immaculate open plan sitting room / kitchen with sanded floor, feature kitchen island with additional kitchen area off and a utility cupboard, an exceptionally spacious double bedroom with fitted carpet, decorative cornice and ceiling rose, a useful laundry room with washing machine, central heating boiler and a clothes pulley, and a bathroom with white three piece suite and thermostatic shower fitting over the bath. The property benefits from gas central heating, double glazing, a security entry phone system and a communal rear garden. Overall, this is a fabulous first time buyer opportunity, offered for sale in move in condition, so early viewing is highly recommended.



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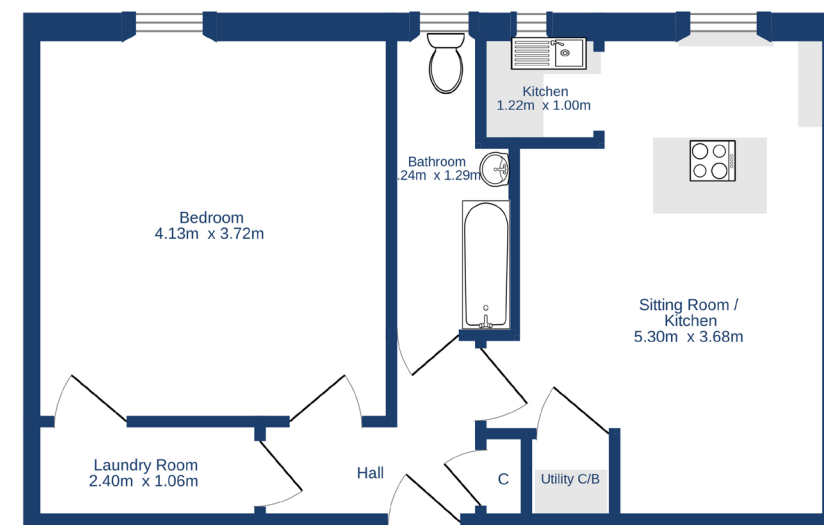
Home Report
Value: £195,000

Items to be included in the sale price:

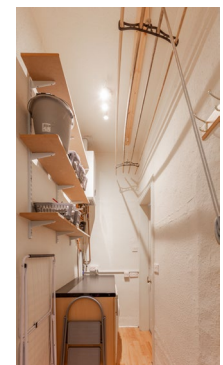
Blinds, ceiling light fittings, fitted floor coverings and kitchen appliances. All other furniture may be available by separate negotiation.



Third Floor
47.0 sq.m. approx.



TOTAL FLOOR AREA: 47.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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