

5/3 Jameson Place

LEITH, EDINBURGH, EH6 8NZ



TWO BEDROOM FIRST FLOOR FLAT WITH OPEN PLAN LIVING IN EDINBURGH'S SOUGHT AFTER LEITH AREA



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McEwan Fraser Legal is delighted to present this two-bedroom first-floor flat in the popular Leith area of Edinburgh. The property is in walk-in condition, offering a fantastic opportunity for young professionals or buy-to-let investors alike. The flat benefits from gas central heating and the heating is under floor heating. Ensuring a cosy flat, year round.

The property comprises a fully equipped and modern open-plan kitchen, living, and dining room. This spacious area is ideal for entertaining, with ample natural light and flexibility for furniture arrangements.







There are two bedrooms, including a generous double bedroom and a second smaller double bedroom that could serve as a home office, nursery, or guest room.





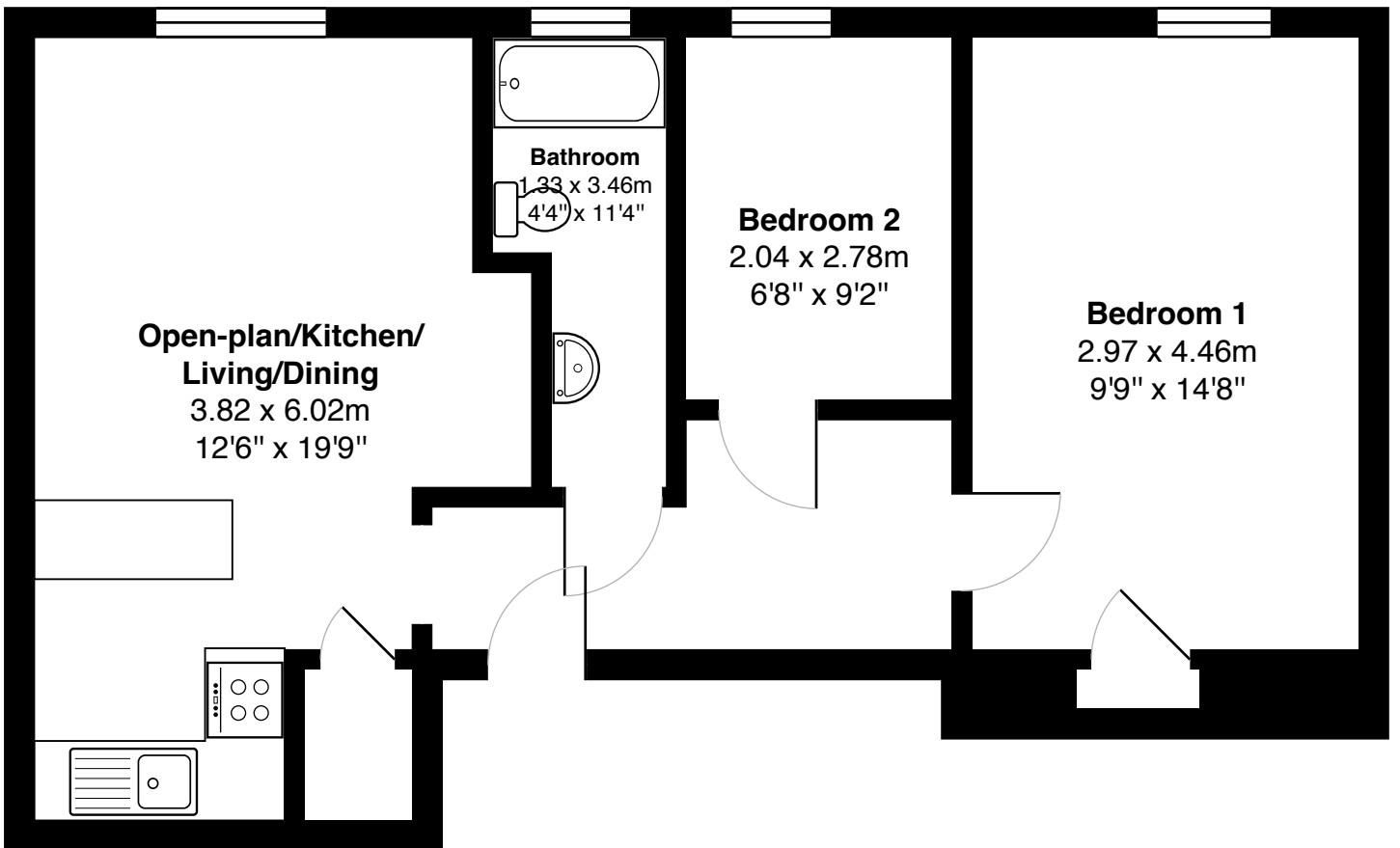
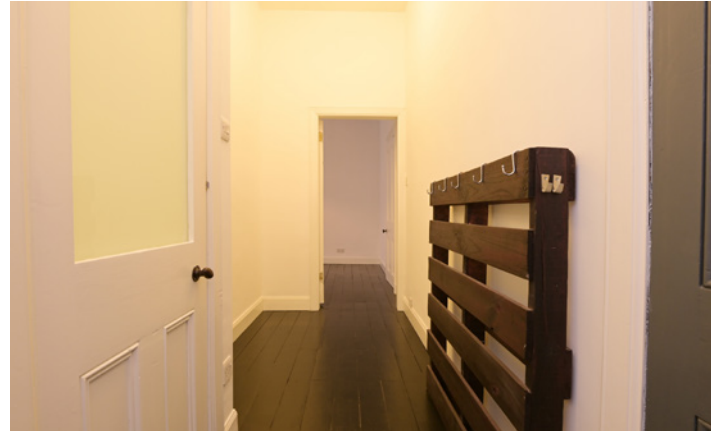
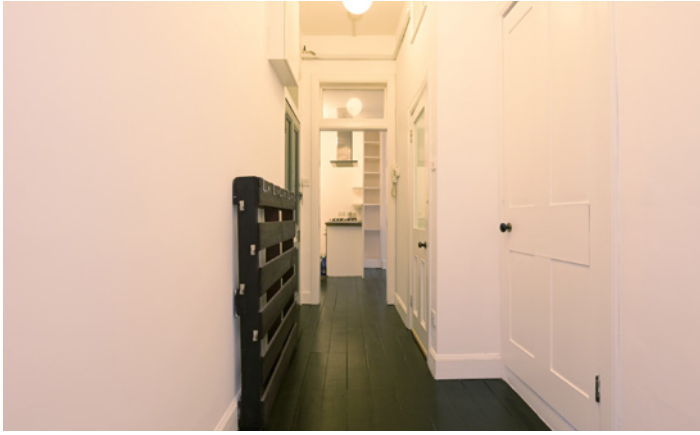
Bedroom 2





The well-appointed bathroom fitted with a modern three-piece suite, including a shower over the bath. The property is tastefully decorated throughout, providing a warm and inviting atmosphere.





Gross internal floor area (m²): 49m²

EPC Rating: C



Externally, the property shares access to a communal garden. This is a rare opportunity to acquire a stylish and well-located flat in one of Edinburgh's most sought-after areas.



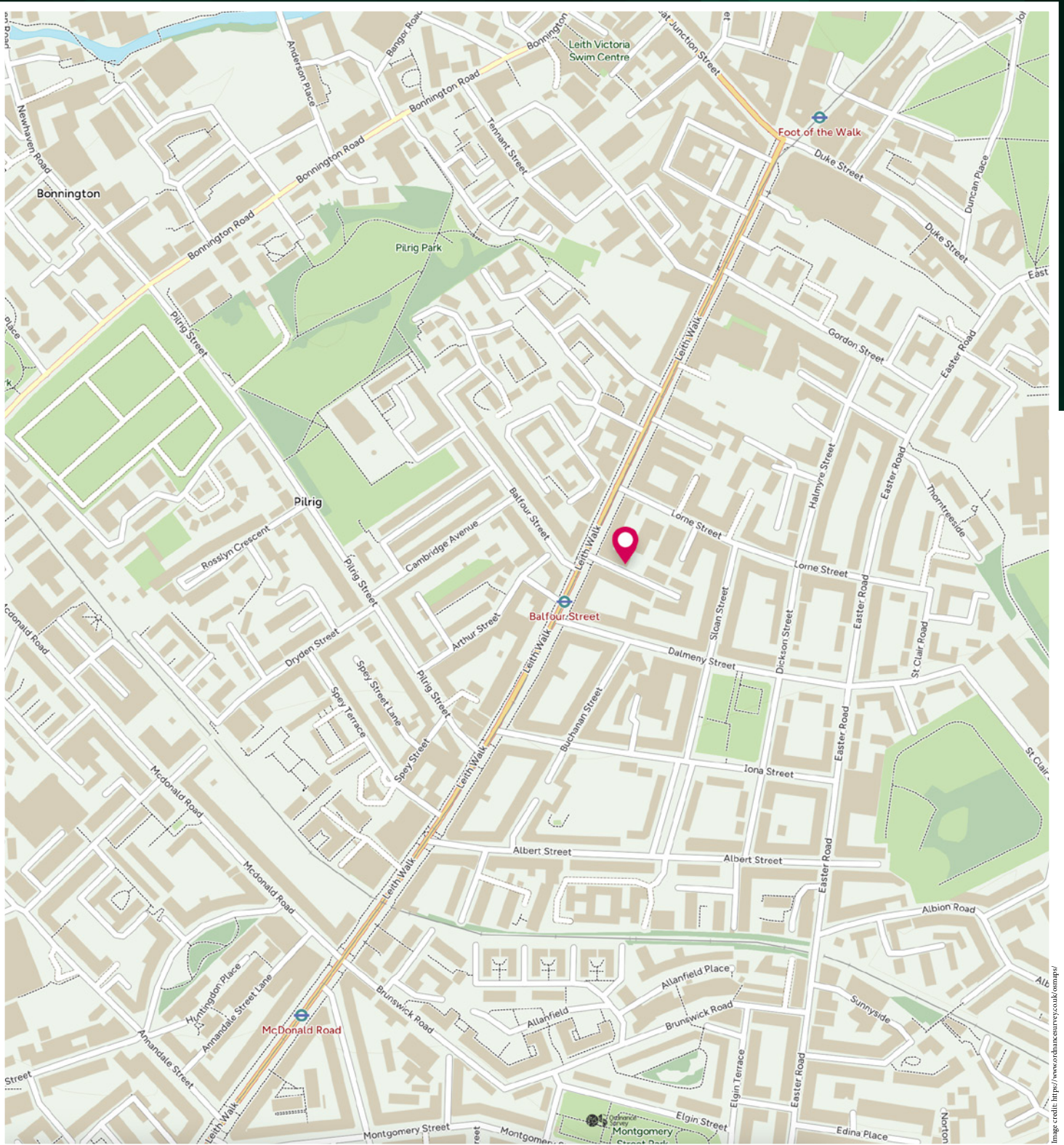


Leith is an established, independent community, and certainly, it is very much self-contained. The waterfront has been revitalized and transformed into a vibrant cultural and leisure destination. Visitors can find a variety of bars, restaurants, and shops along the waterfront, as well as attractions like the Royal Yacht Britannia, which is permanently docked there and open to the public.

Leith is also known for its distinctive architecture, which showcases a mix of historic buildings and modern developments. The area is home to a range of residential properties, from traditional tenement flats to contemporary apartments. The Shore, a popular area in Leith, features a mix of converted warehouses and new buildings that house trendy bars, bistros, and art galleries. The area is home to numerous award-winning restaurants, showcasing a wide range of cuisines, including seafood, and international fare.

There is the option of using one of the many and frequent bus or tram services available locally. Leith is also perfectly located for ease of travel to many parts of the city and beyond.

The Location



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