



7/1 Jessfield Terrace, Newhaven
| EDINBURGH | EH6 4JR


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Superbly tucked away in a quiet residential street only a short distance from the Forth waterfront and leafy walk/cycle pathways is this most appealing traditional first floor flat, offering a light and spacious interior with lots of period style features.

Viewing is highly recommended to appreciate this lovely property, ideal for a single person or couple looking to be close to great amenities and transport links.

Living space -

- Bay window living/dining room showcasing sanded flooring, decorative cornicework and fireplace
- Fitted kitchen finished off with solid wood worktops and attractive tiled splash-backs
- Two double sized bedrooms with sanded flooring, one benefiting from a deep store cupboard with light
- Bathroom with feature tiling
- Entrance hallway

Features -

- Gas central heating
- Double and secondary glazing
- Security entryphone into communal stairway
- Well kept shared rear garden including an area of lawn and mature borders
- Free on street parking
- Easy access to tram and bus links to City Centre
- Fashionable restaurants and bars in nearby Shore area

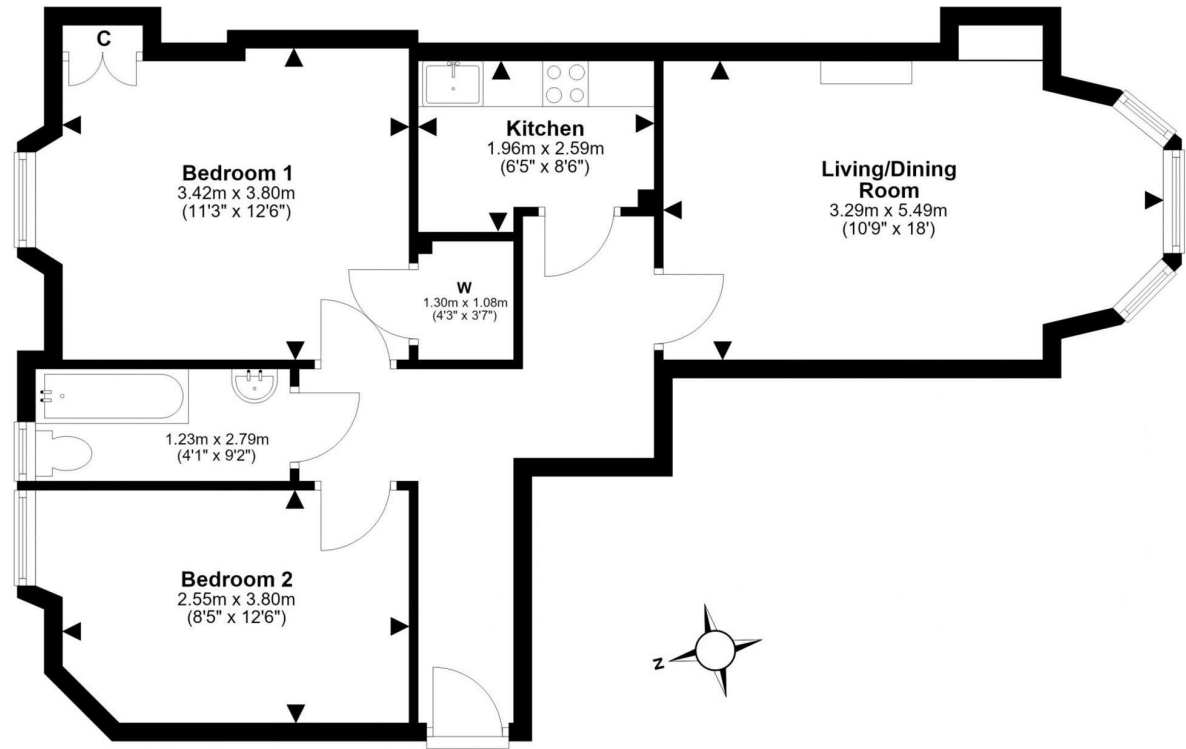
Council tax C. Energy Rating C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, integrated kitchen appliances, blinds will be included in the sale. Bike shelf in the main bedroom will not be included in the sale.

The Newhaven area of Edinburgh is a charming harbour village, which lies to the north of the city centre. Local amenities include a variety of shops, an Asda Superstore and David Lloyd's gym, health club and tennis courts. Ocean Terminal is nearby, offering further shopping and a multi-screen cinema. The highly fashionable and vibrant Shore district is only a little further afield, showcasing a choice of trendy bars and cafes, traditional pubs and Michelin-starred restaurants. Green spaces within easy reach include Victoria Park, Leith Links and the Botanic Gardens, whilst the sandy beach at Cramond is only a short journey away. The area benefits from exceptional public transport links for travelling to other parts of the city and outwith. The Edinburgh Tram extension links Newhaven to the airport via Leith and the City Centre.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.