



Newhaven

16/2 Jessfield Terrace
EH6 4JP



Upper Flat

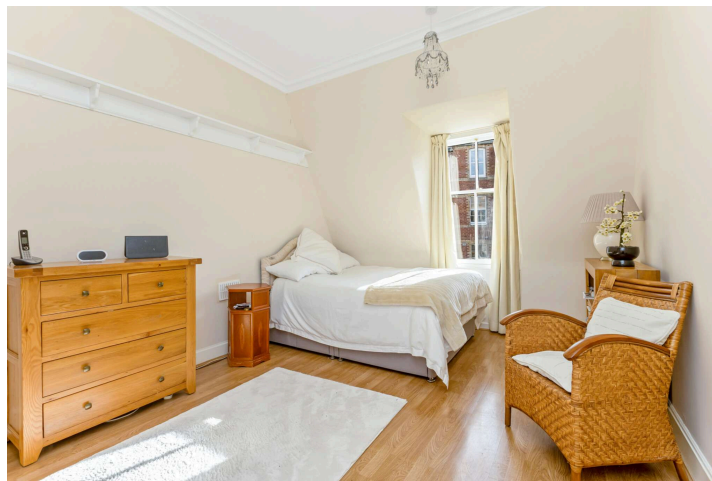
OFFERS OVER £285,000

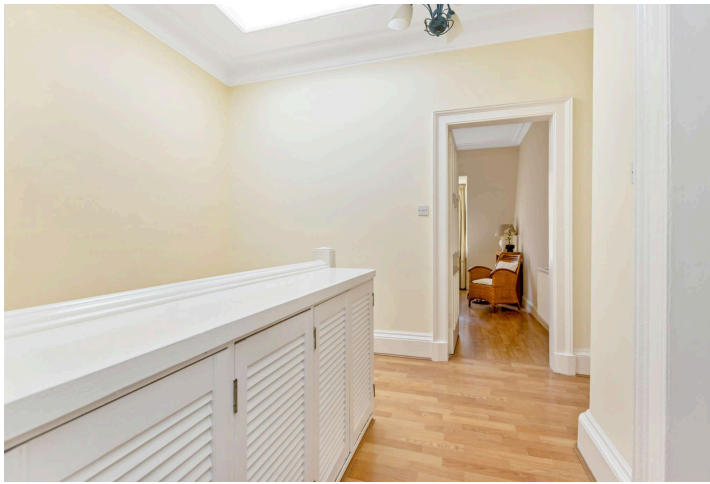
- Entrance and upper hallway
- Livingroom with bay window
- Kitchen/breakfast room
- 2 bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Small private front garden
- On street parking
- Excellent transport links

Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321



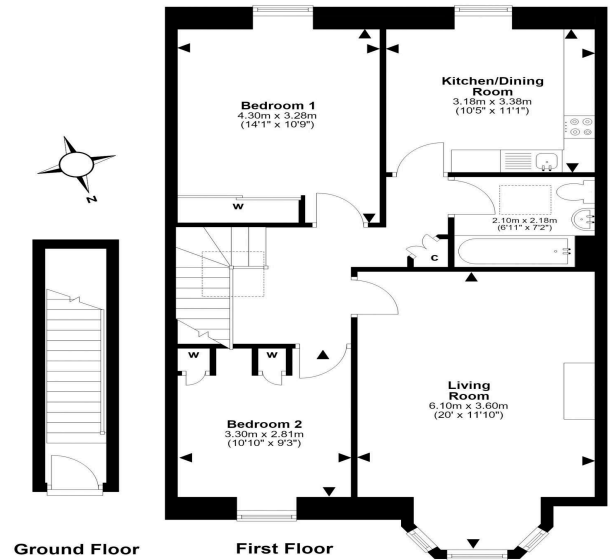






Viewing is recommended of this upper flat situated within the highly regarded Newhaven area to the North of the city centre and close to the Firth of Forth. The trendy cosmopolitan area of The Shore is close by and offers a selection of restaurants, bars and bistros. In addition to this the Ocean Terminal Shopping Centre also offers further dining facilities and a selection of stores, multi-screen cinema and gym. Excellent schooling is also provided both at primary and secondary level. A good choice of public transport offers quick and easy access to the city centre and surrounding areas in addition to the tram running from Newhaven to Edinburgh International Airport and a local park within walking distance.

The property is accessed through a vestibule shared with the lower flat, with stairs leading to a bright upper hallway. Lit naturally by a skylight, the hallway provides access to all rooms and offers excellent storage. The front-facing living room features a deep bay window, fireplace, laminate flooring and plain cornicing. To the rear, the kitchen/breakfast room includes wall and base units, an electric oven, gas hob, stainless steel cooker hood, fridge, freezer and automatic washing machine. There are two double bedrooms, one at the front and one at the rear, both with fitted wardrobes. The accommodation is completed by a tiled bathroom with a skylight, heated towel rail and three-piece suite, including a roll-top bath with a shower attachment to the taps.



Please note the hot water tap for the washing hand basin in the bathroom does not work. Please also note the fire needs to be tested before using in living room (do not switch on before testing). The oven door is slightly loose and one of the gas burners on the hob does not produce a flame. For the avoidance of any doubt none of this will be repaired or replaced.

EXTRAS

To include the aforementioned white goods (no warranties to be given) carpets and window blinds.

OFFERS

Offers Over £285,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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