

33/2 Jessfield Terrace

NEWHAVEN, EDINBURGH, EH6 4JR



*SUPERB THREE-BEDROOM
MAIN-DOOR UPPER VILLA*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part exchange available! McEwan Fraser is delighted to present this superb three-bedroom main-door upper villa to the market. The property is ideally situated on Jessfield Terrace on the boundaries of Newhaven and Trinity, two of Edinburgh's most sought-after areas. Internally, the property is presented in excellent condition but there is plenty of scope for a new owner to give this stunning flat a full cosmetic overhaul which makes this a superb opportunity for a buyer who is keen to make an impact on their new home. Further benefits include two public rooms, a large box room, gas central heating, double glazing, unrestricted parking, and a large communal garden. Buyers should also note that a garage in the immediate area is available by separate negotiation.

The internal accommodation is focused on a large bay-fronted living room with views towards Calton Hill and Arthur's Seat. The living room has huge floor space, high ceilings, an ornate cornice, high skirting boards, and a stylish fireplace that creates a natural focal point. The proportions on offer will give the new owner plenty of flexibility to create their ideal entertaining space. A separate dining room extends the entertaining space and gives access to the galley kitchen.





Dining Room





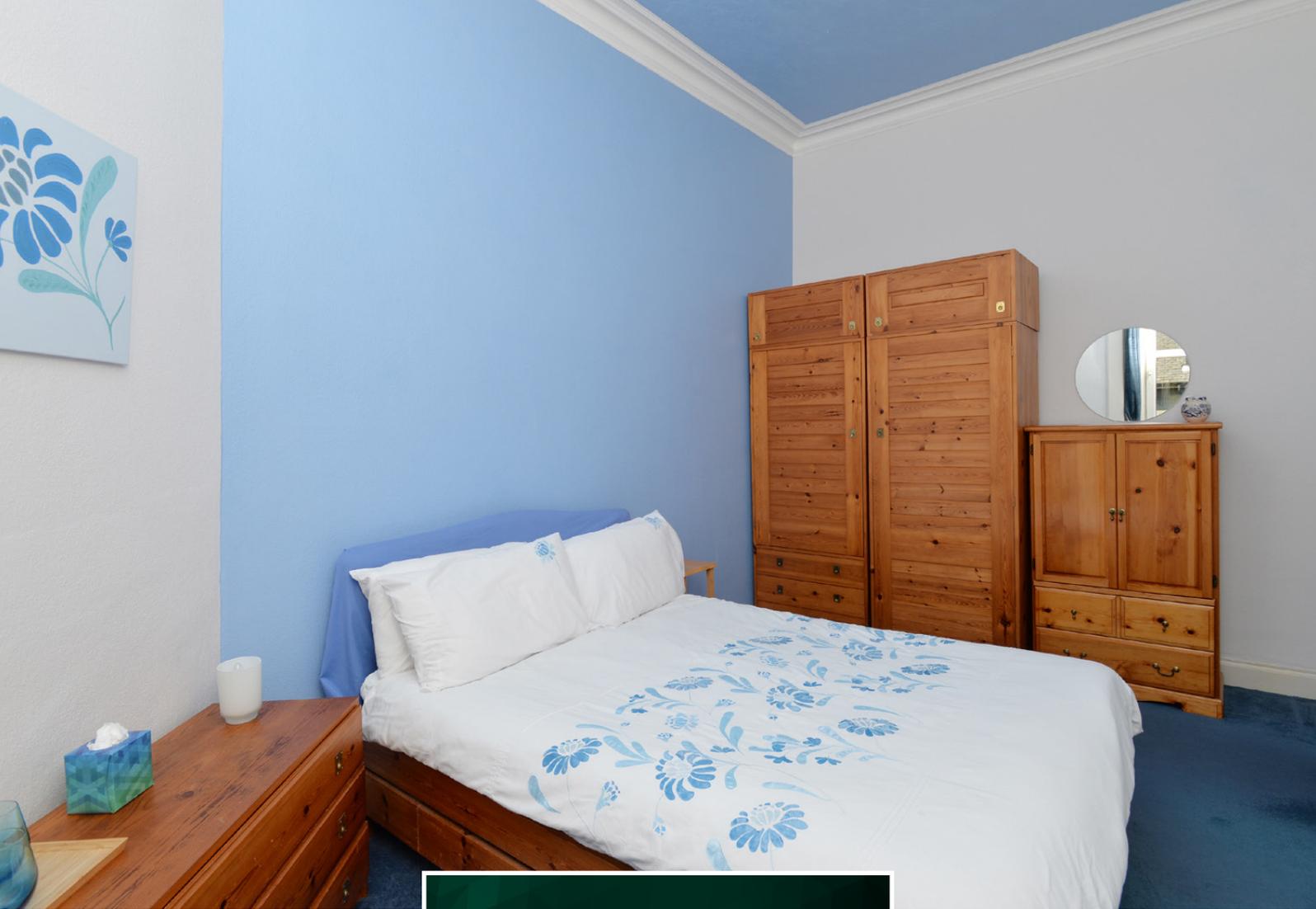
The kitchen makes excellent use of the available space with a full range of base and wall-mounted units arranged around three walls. This provides excellent prep and storage space for the aspiring chef.



The spacious central hallway gives access to three double bedrooms, the box room, and the bathroom. Bedroom one is the obvious master and enjoys a similar level of period detailing to the living room. The generous proportions give plenty of space for a full suite of bedroom furniture including a large frame bed. Bedrooms two and three are also perfectly suited for double beds and a full array of free-standing bedroom furniture.

There is a large cellar in the common stair which is suitable for storage.





Bedroom 2





Bedroom 3







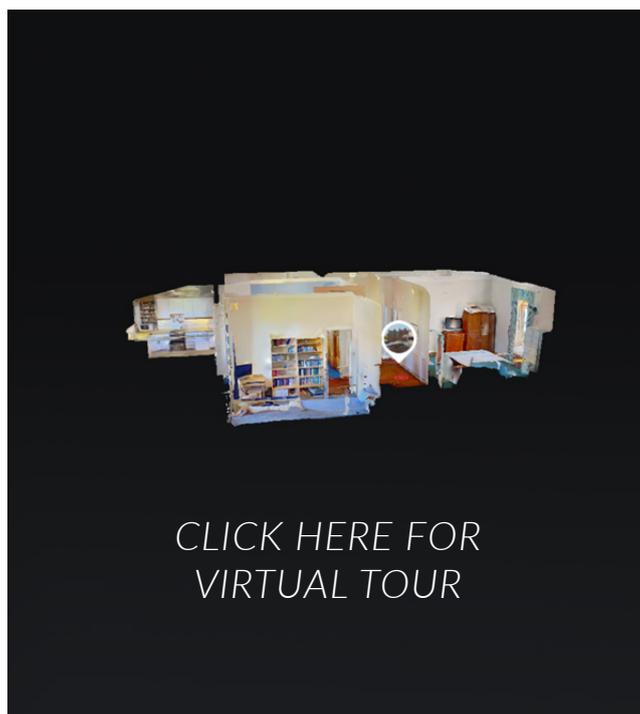
Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 3.84m (12'7")
Dining Room	4.25m (13'11") x 3.30m (10'10")
Kitchen	3.35m (11') x 2.18m (7'2")
Bedroom 1	4.46m (14'8") x 4.20m (13'9")
Bedroom 2	4.53m (14'10") x 3.67m (12'1")
Bedroom 3	3.87m (12'8") x 2.95m (9'8")
Box Room	2.10m (6'11") x 2.09m (6'10")
Bathroom	2.99m (9'10") x 1.56m (5'1")

Gross internal floor area (m²): 108m²

EPC Rating: C







The garage that is available by separate negotiation is within sight of the property and has power and light. It measures approximately 5.34m x 2.50m. Further information can be provided on request.

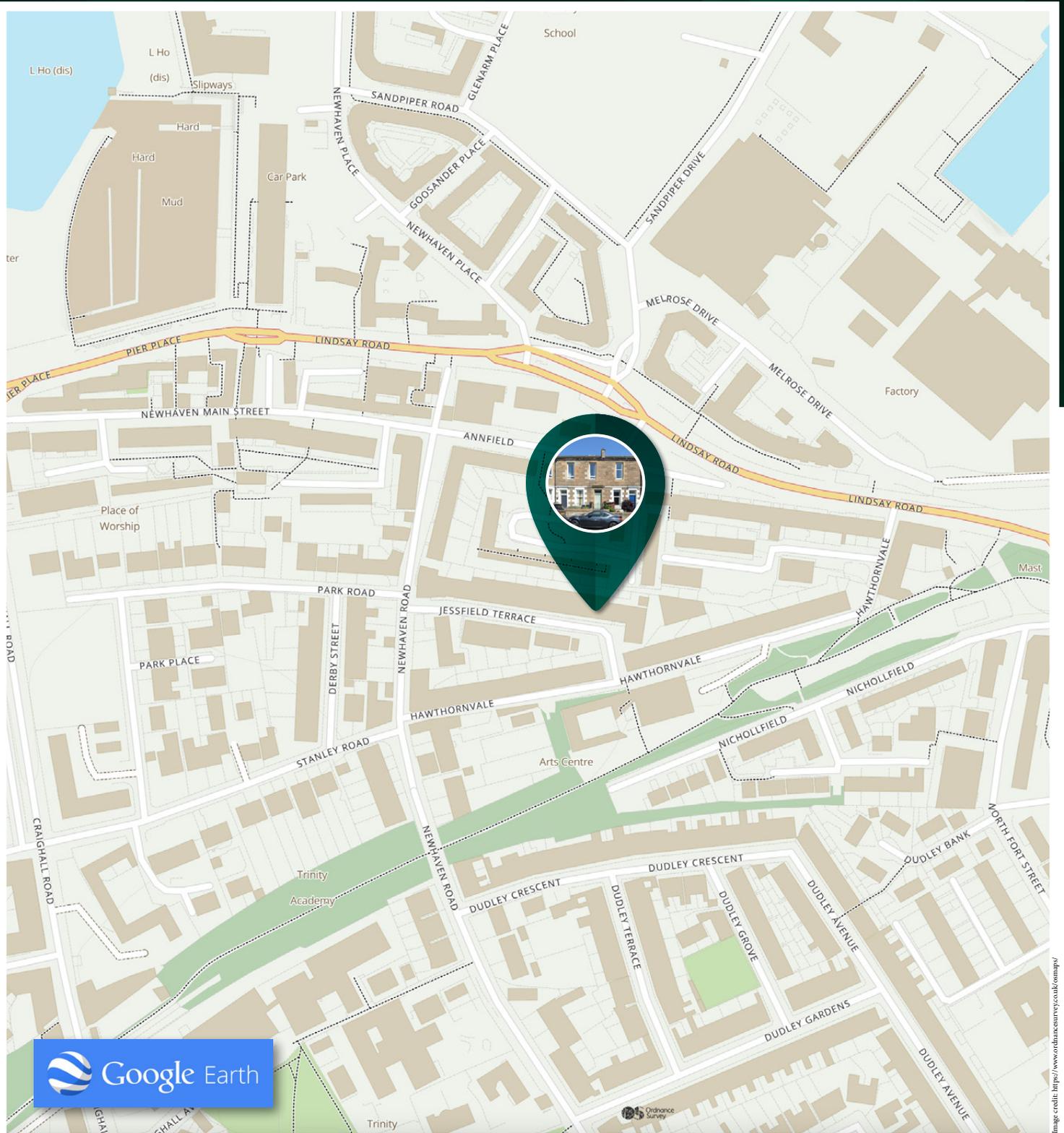




Newhaven, a sought-after residential area north of Edinburgh city centre, offers a delightful coastal retreat in close proximity to the vibrant city. With its recent integration into the Edinburgh tram network, Newhaven provides convenient transportation with frequent services to the city center and airport. Additionally, regular bus services connect Newhaven to the surrounding areas and the bustling city center.

Lighthouse Park awaits at the end of the harbour, treating visitors to breathtaking views of the Forth. David Lloyds gym is also a short stroll walk away enjoying both indoor and outdoor swimming pools and tennis courts.

A few moments away, Leith waterfront provides a host of café's galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and post office services. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate for a vast variety of shopping needs.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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