



## 7/6 Jessfield Terrace

Newhaven, Edinburgh, EH6 4JR

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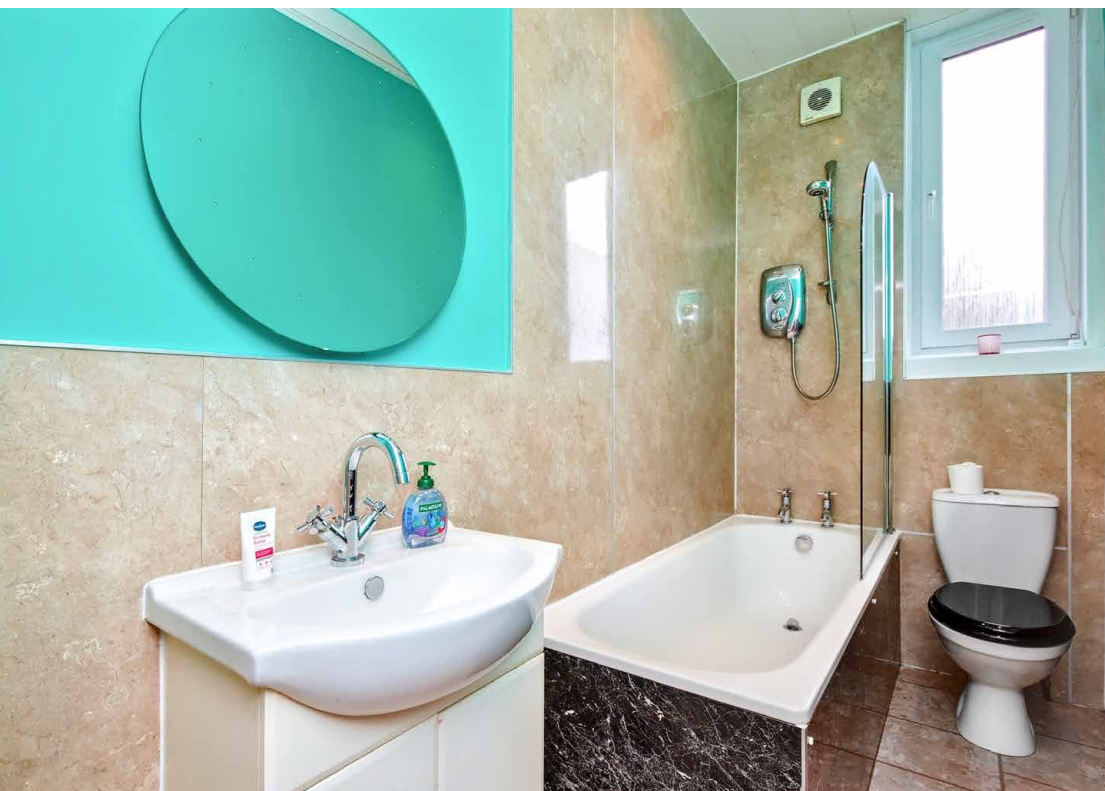
This bright one/two-bedroom tenement flat, located within the desirable Newhaven Conservation Area, offers spectacular rooftop views over the Firth of Forth to Fife. Accessed through a secure shared vestibule, through which one can also access the well-maintained rear communal garden, the second-floor flat features a rear double bedroom with scenic views, a bathroom with shower-over-bath, a spacious dining kitchen with storage, a multipurpose box room/home office and a south-facing living room well lit by an angled window, which could become the second bedroom - an appealing option for rental investors. The property lies a short walk from the Edinburgh tram terminus, affording easy access to the city centre and the airport beyond, with local shops and the Ocean Terminal shopping centre also within easy reach.



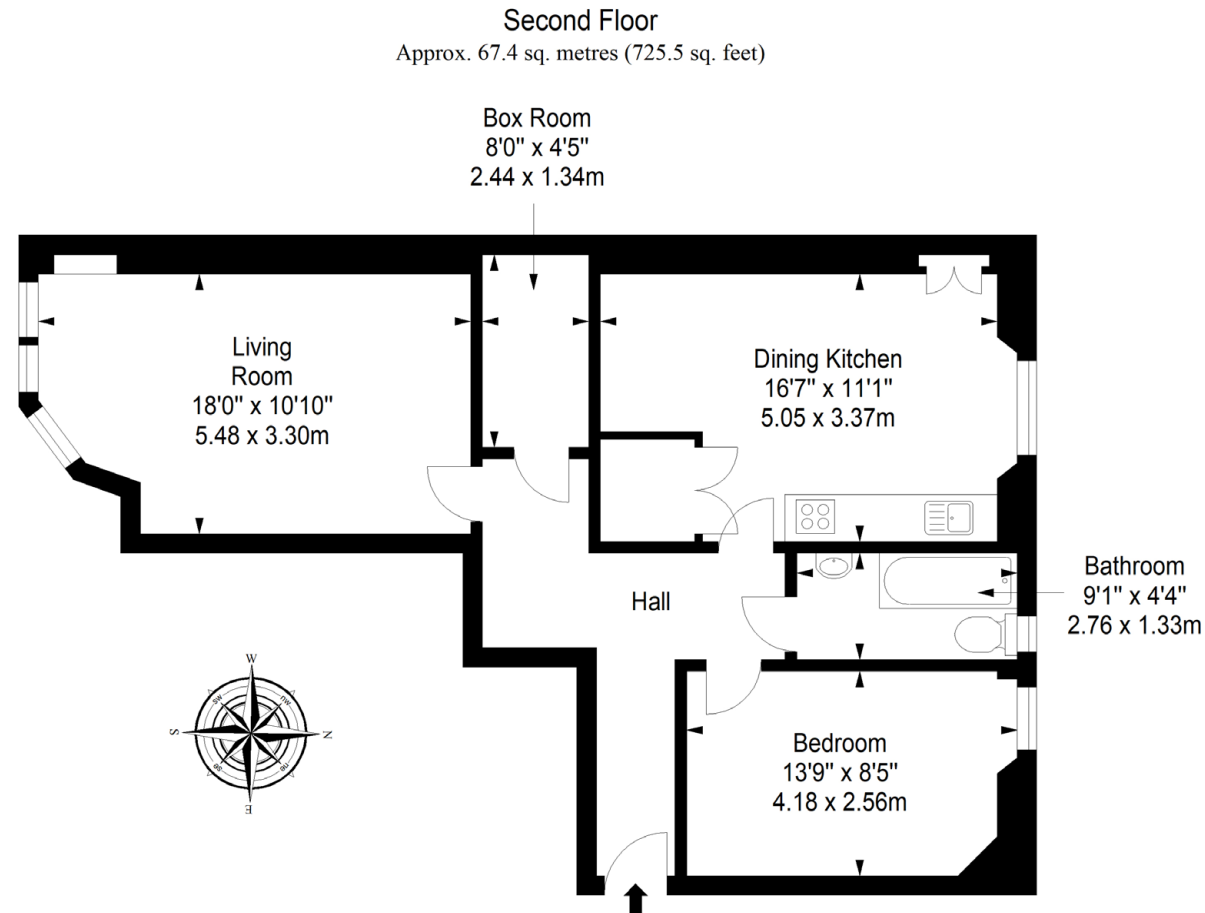
## Features

- Desirable setting with scenic coastal views
- Located close to tram line and local shops
- Second-floor flat within a traditional tenement
- Accessed through secure shared vestibule
- South-facing living room with second bedroom potential
- Spacious dining kitchen with ample storage
- Rear double bedroom with scenic views
- Bathroom with shower over bath
- Well-maintained shared garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - C





# Floorplan



Total area: approx. 67.4 sq. metres (725.5 sq. feet)

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DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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