



7/11 Jessfield Terrace,  
Edinburgh  
EH6 4JR



4th Floor Flat





## accommodation

- Entrance hall
- Sitting room with box room off
- Dining kitchen
- Double bedroom
- Bathroom

## features

- Stunning views
- Gas central heating
- Double glazing
- Security entry phone
- Communal garden

## description

Superb, 4th floor flat with stunning views South across the City Skyline to Arthur's Seat and Salisbury Crag, St James Quarter and Edinburgh Castle. The accommodation comprises an L-shaped entrance hall with skylight and large storage cupboard, bright & spacious sitting room with feature fireplace, southerly views, feature window seat and modern working shutters, there is a useful box room off the sitting room with shelving and hanging rails which could be a superb walk in dressing room, spacious dining kitchen with feature belfast sink in custom unit, using locally sourced materials and feature shelving unit, sanded floors and ample space for dining table, double bedroom with modern working shutters, and bathroom with white suite and thermostatic shower over the bath. The flat benefits from gas central heating, double glazing, security entry phone and a communal garden. Overall this is a fabulous first time buyer flat which must be viewed to be fully appreciated.



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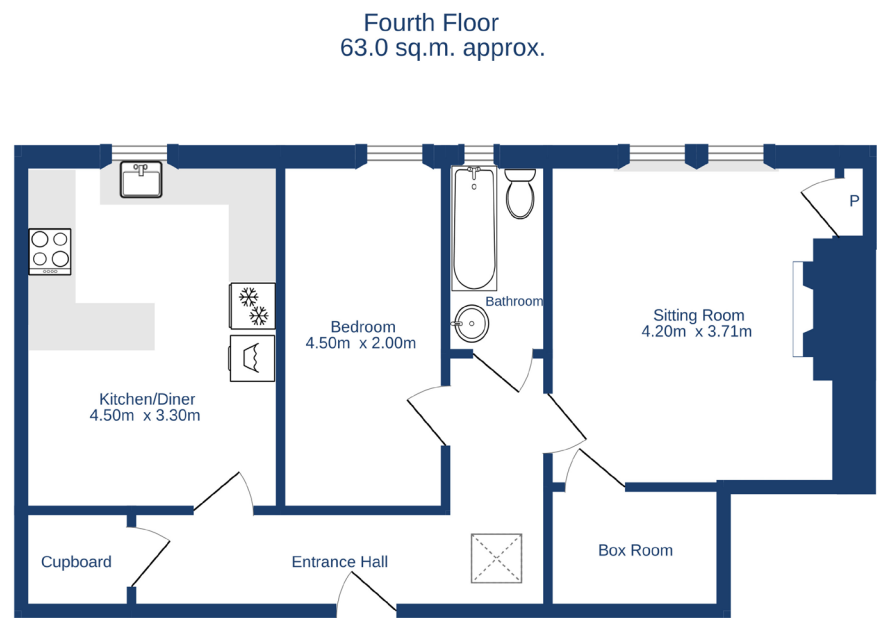
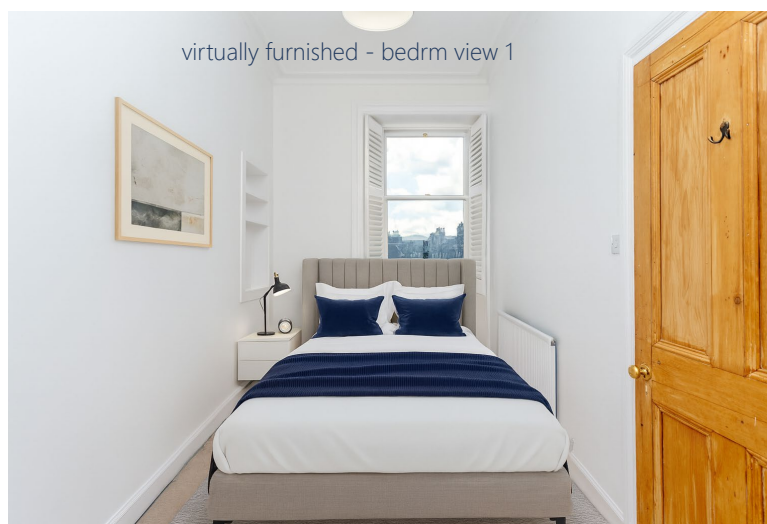


Home Report  
Value: £210,000

## Items to be included in the sale price:

Fitted flooring, ceiling light fittings, shutters, oven, hob, extractor hood, washing machine, fridge/freezer and clothes pulley.





TOTAL FLOOR AREA - 63.0 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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