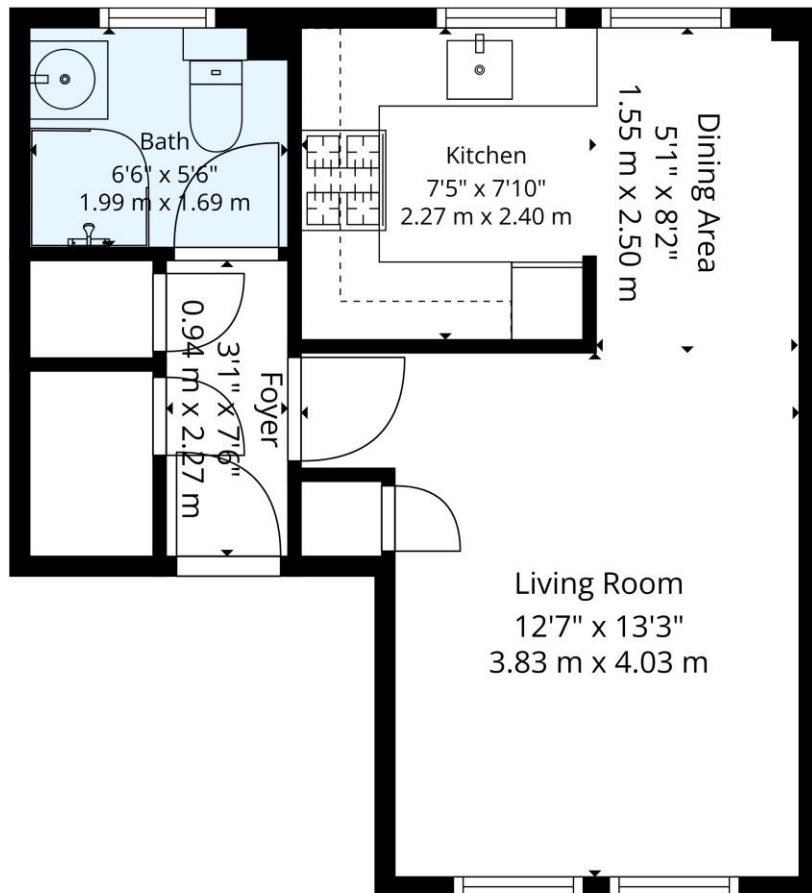




16/4
Jamaica Mews
Edinburgh
EH3 6HW







Total: 341 sq. Ft, 32 m2
 1st Floor: 341 sq. Ft, 32 m2
 Excluded Areas: Walls: 42 sq. Ft, 4 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

16/4 Jamaica Mews is a well-presented studio apartment located on the first floor flat, ideal as an investment opportunity and occupying a position in the heart of Edinburgh's highly sought-after New Town. As part of a modern factored development, the flat combines an excellent location with comfortable living accommodation and benefits from Gas Central Heating & Double Glazing. Early viewing is highly recommended to appreciate the space and light on offer.

The highly desirable New Town area is within walking distance of Princes Street, George Street, and the West End, making it ideal for business and pleasure. Local shops and cafes cater for everyday needs, with nearby vibrant Stockbridge offering further bistros, bars, cafés, restaurants, boutiques, galleries, and delis. More extensive shopping is available at Tesco Supermarket in Canonmills, a Waitrose supermarket at Comely Bank, and a Sainsbury's supermarket, Boots, and M&S at Craighleith Retail Park. There are excellent primary & secondary schools nearby, serving both the state & private sectors. Recreational amenities in the area include the Water of Leith Walkway, Royal Botanic Gardens, Inverleith Park, Drummond Tennis Club and Glenogle Swim Centre. The National Galleries of Scotland; the Omni Centre with VUE cinema, leisure complex and food outlets; as well as Edinburgh Playhouse and new St James Quarter are within walking distance. Waverley Railway station and Edinburgh Bus Station are also a short walk away, and local buses and trams run across the city and to surrounding areas. Edinburgh City Bypass is accessible by car, giving access to major motorway networks, Edinburgh International Airport, and the Forth Road Bridge/Queensferry Crossing.

EPC Band- C

Council Tax Band- B

Home Report Value- £165,000

Factor- C-urb Factoring Approx.

Extras- All fitted floor, window coverings and Integrated appliances are included in the sale. Items of furniture may be included in the sale under separate negotiation.





CONNELL & CONNELL^{WS}
SOLICITORS AND ESTATE AGENTS

Connell & Connell WS
10 Dublin Street
Edinburgh, EH1 3PR
Tel: 0131 556 2993
Fax: 0131 557 5542
property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.


espc.com