

2/4 Howard Street, Inverleith Edinburgh, EH3 5JP

OFFERS OVER £260,000



drummondmiller



- Large second floor flat with separate kitchen and sitting room
- Elegant bay-windowed sitting room with gas fireplace
- Dining room/kitchen area
- Generous double bedroom and bright bathroom/shower
- Period features including stripped floors, original panelled doors and ornate cornicing
- Gas central heating and timber sash and case double glazing
- Additional box room
- Close proximity to the botanic gardens and Inverleith park
- Lovely communal rear garden
- EPC C

Description

This generously proportioned and well laid out flat is part of a substantial stone built tenement (circa 1890). The property has timeless character, stripped floors and ornate cornicing. Positioned on the second floor, its current layout (72sqm) will suit first time buyers and investors alike. There is a very elegant sitting room boasting a large bay-window and gas fireplace. Off the sitting room is a handy box room/study area. The property benefits from a recently modernised large kitchen/dining room and a good sized double bedroom. The property benefits from a bright bathroom with shower over bath.





Central Heating and Double Glazing

The property has gas central heating with panel radiators operated by a combi boiler and there is a gas fireplace in the sitting room. The windows are timber double glazed sash and case units.

Gardens and Parking

The property benefits from a lovely communal garden to the rear and there is ample on street permit parking.

Location

Just north of the city centre, the leafy suburb and conservation area of Inverleith is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. Predominantly a residential area, Inverleith offers a wealth of outdoor and recreational activities including beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a modelboating pond. Inverleith is also home to The Royal Botanic Garden: 72-acres of stunning gardens, magnificent glasshouses as well as plus exhibition spaces, cafés and restaurants. The Water of Leith walkway is also easily accessible. Thanks to its central location, Inverleith is within easy reach of excellent local services and amenities. For everyday shopping needs, there is a convenience store on the street plus a large Tesco at Canonmills and Waitrose at Comely Bank. The property lies in the catchment area for Broughton Primary School and Drummond High School and is ideally placed for some of the capital's most prestigious independent schools, including The Edinburgh Academy and Fettes College. Inverleith is served by fantastic public transport routes travelling across the city, and also enjoys proximity to Ferry Road, which in turn provides easy links to Edinburgh Airport, the Forth Road Bridge and the M8/M9 motorway network.

Extras

The integrated kitchen appliances and white goods are included in the sale.

Valuation

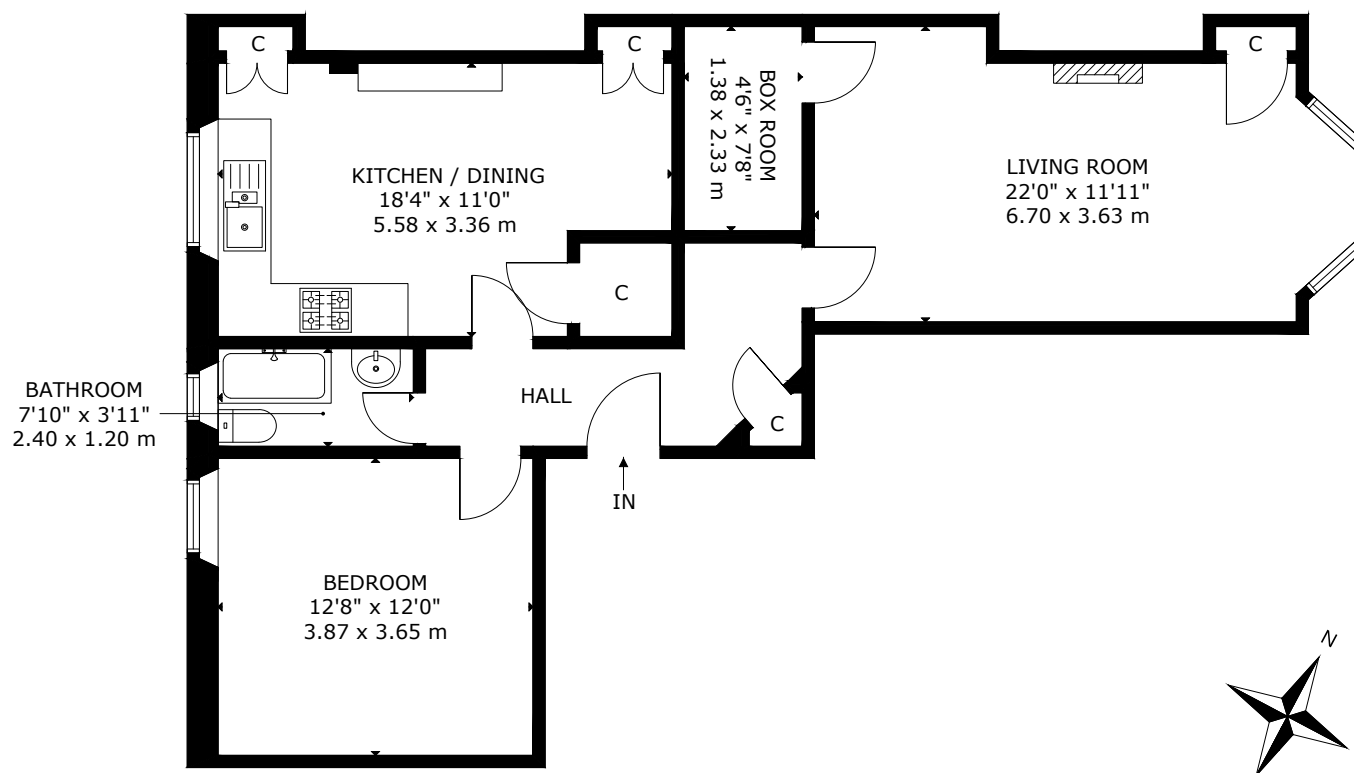
It has been valued at £270,000 for mortgage purposes and the link to the Home Report is available from the ESPC web site.

Council Tax and EPC

The property lies in Council Tax band C and has a C-rated Energy Performance Certificate

Viewing

Telephone Agent 0131 229 3399



2/4 HOWARD STREET, EDINBURGH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 777 SQ FT / 72 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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