



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**59 EILDON STREET**

Inverleith, Edinburgh, EH3 5JX



Benefiting from garage parking and delightful south-facing gardens, this two-bedroom lower villa is quietly situated in sought-after Inverleith, enviably close to the Water of Leith and several public parks. The inviting home includes excellent storage, an airy shower room, and a wonderfully bright reception room and adjoining kitchen - both with garden access.

Extras: All fitted floor and window coverings and light fittings will be included in the sale.

## FEATURES

- Lower villa with a quiet leafy address
- Bright entrance porch and hall with storage
- Dual-aspect living/dining room with storage and garden access
- Bright kitchen with garden access
- Two bedrooms with storage (one double and one single)
- Airy shower room
- South-facing mature gardens to the front and side
- Detached single garage
- Resident permit parking or meter parking
- Gas central heating and double-glazing







"THE DELIGHTFUL CITY HOME AND ITS LEAFY SETTING WILL APPEAL TO PROFESSIONALS, YOUNG FAMILIES, AND DOWNSIZERS."





EPC RATING:



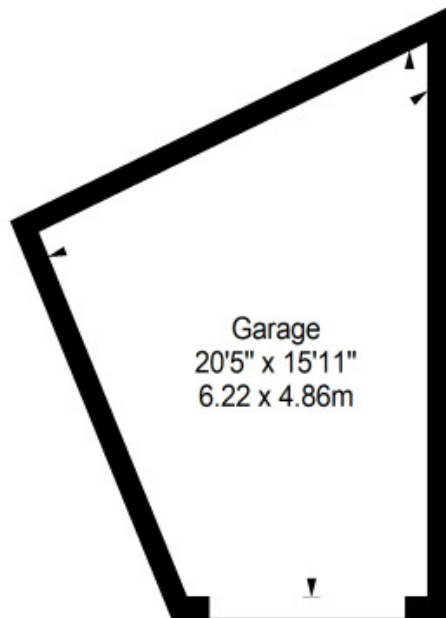
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

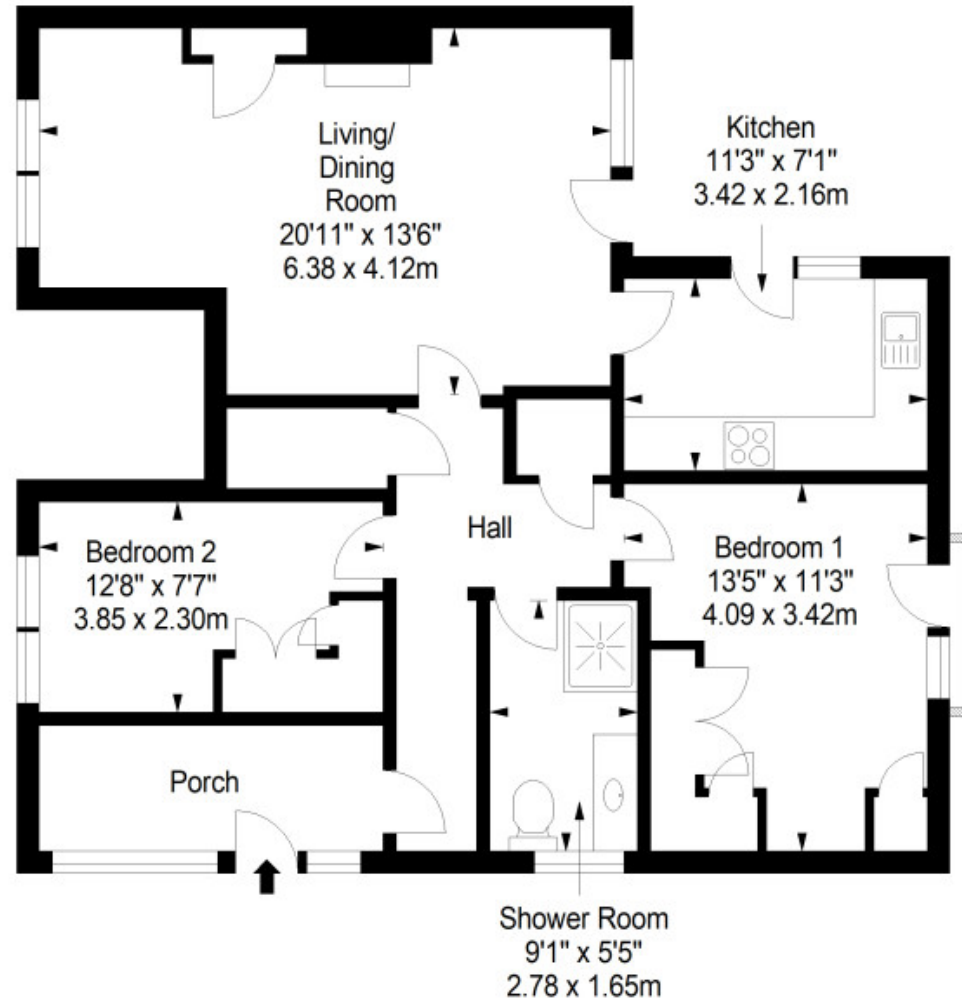
### Garage

Approx. 19.0 sq. metres (204.5 sq. feet)



### Ground Floor

Approx. 76.3 sq. metres (821.3 sq. feet)



Total area: approx. 95.3 sq. metres (1025.8 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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