



69/2 Inverleith Row
Inverleith, Edinburgh, EH3 5LT

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with excellent storage.
- Superb corner living room with feature fireplace.
- Open outlook down Inverleith Row itself.
- Fabulous dining kitchen with integrated appliances.
- Master bedroom with ensuite shower room.
- Further double bedroom with original fireplace.
- Single bedroom with original fireplace.
- Modern fitted bathroom with shower.
- Gas central heating.
- Double glazed sash-and-case windows.
- Original features.
- Communal gardens to the rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A first floor flat, part of a traditional building in the highly desirable Inverleith district of the city, next to the Royal Botanical Gardens. There is an excellent range of local amenities close at hand and the city centre is within walking distance. The property would make an ideal purchase for a professional couple and is presented in move-in condition.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

E.
APPROXIMATELY 1.3 MILES TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 8.7 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Located within walking distance from the City Centre, Inverleith is one of Edinburgh's most sought-after areas, known for its abundance of green spaces and parks. North of the UNESCO World Heritage Site of the New Town it enjoys access to superb amenities such as the world-renowned Royal Botanic Garden and Inverleith Park. For more sporting pursuits, David Lloyd Health Club at Western Harbour and the award-winning Westwood's Health Club at Fettes boast swimming pools, state-of-the-art gyms, tennis courts, and fitness classes. Stylish restaurants, and fashionable bars are in abundance in nearby cosmopolitan Stockbridge, and there are excellent establishments in Goldenacre and Canonmills including The Herringbone Bar and Restaurant, and The Tollhouse. Daily shopping needs are met by a variety of convenience stores in Goldenacre along with a large Tesco at Canonmills, Waitrose at Comely Bank, and Morrisons on Ferry Road. Easy access to Edinburgh cycling path network. Regular bus services from the end of the street take you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station, and tram links to Edinburgh International Airport.

EXTRAS: ALL WINDOW BLINDS, LIGHT FITTINGS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, DISHWASHER, AUTOMATIC WASHING MACHINE, AND FRIDGE/FREEZER. THE FREESTANDING WARDROBES WITHIN THE MASTER BEDROOM WILL ALSO BE INCLUDED WITHIN THE FOR-SALE PRICE.

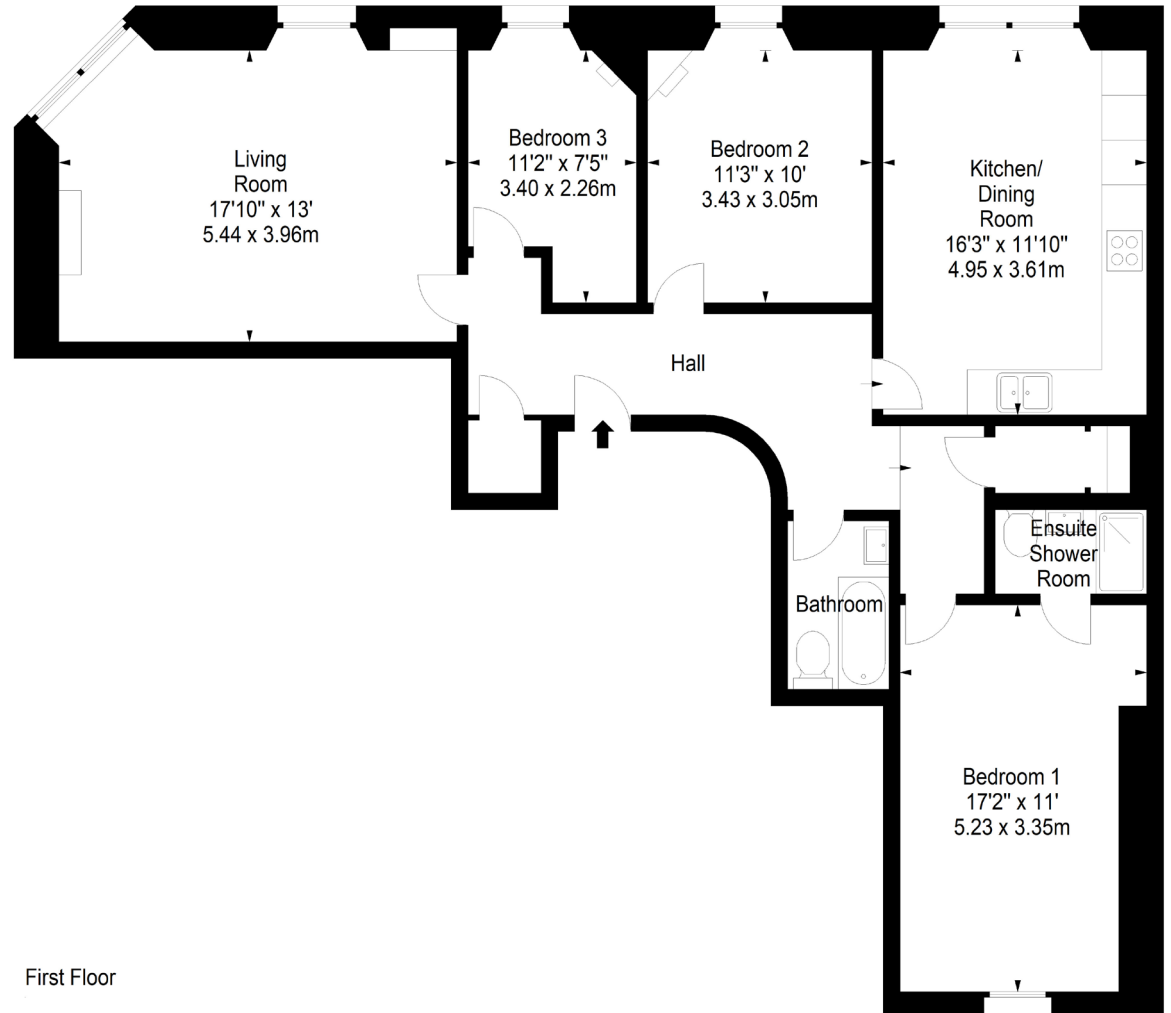
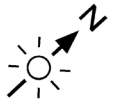




**Inverleith Row,
Edinburgh,
Midlothian, EH3 5LT**



Approx. Gross Internal Area
1090 Sq Ft - 101.26 Sq M
For identification only. Not to scale.
© SquareFoot 2025



First Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING C**

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.