



73/1 Inverleith Row
Edinburgh, EH3 5LT

Deans 
Solicitors & Estate Agents LLP



FIRST FLOOR FLAT

- Open Plan Living/Dining/ Kitchen
- Three Bedrooms
- Bathroom
- Box Room
- Gas Central Heating & Double Glazing
- Shared Rear Garden
- On- Street Permit Parking
- EPC Rating - C



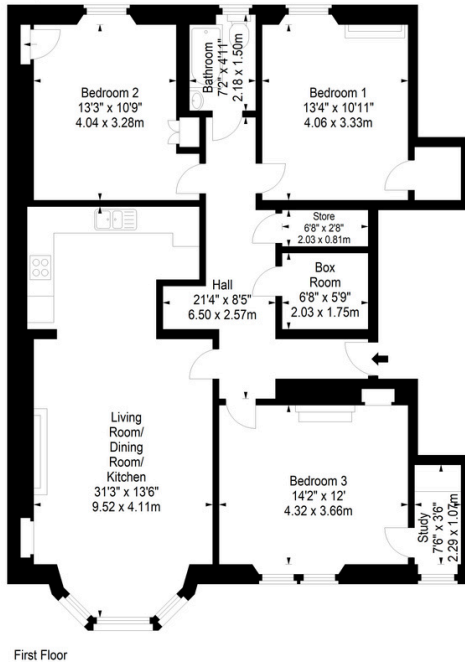
This charming and well-presented first-floor flat forms part of a traditional tenement in the highly sought-after Inverleith area, just north of Edinburgh city centre. Ideally situated, the property offers easy access to a wide range of local amenities, making it a perfect choice for young professionals and families alike. The vibrant neighbourhood of Stockbridge is within easy reach, offering an excellent selection of independent shops, delicatessens, bars, restaurants, and supermarkets. The Royal Botanic Garden and Inverleith Park are also right on the doorstep, providing attractive outdoor spaces. The area is well-regarded for its excellent local schools and boasts outstanding transport links, including nearby train, tram, and bus services, as well as convenient road access westwards to the City Bypass and Central Scotland's motorway network. In move-in condition, the stylish accommodation comprises: a secure entry phone system; a welcoming entrance hallway with excellent storage; a bright and spacious bay-windowed sitting room featuring original cornicing and a fireplace, open-plan to a stylish, modern kitchen. There are three generously sized double bedrooms, a useful box room—ideal as a study or nursery and a family bathroom with a white suite and shower. The property further benefits from gas central heating, double glazing, ample storage throughout, and access to a delightful shared rear garden. Included in the sale are fitted floor coverings, oven, hob, hood, fridge-freezer, dishwasher, washing machine and tumble dryer. All included appliances are sold as seen with no warranty provided.



Inverleith Row,
Edinburgh,
Midlothian, EH3 5LT



Approx. Gross Internal Area
1212 Sq Ft - 112.59 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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