





Set on the fourth/top floor of a popular retirement in highly-desirable Inverleith, this generous flat enjoys two double bedrooms, sunny and spacious living areas, wonderful views of Arthur's Seat, and a modern kitchen and bathroom, plus access to a shared lounge, library and laundry, guest facilities, well-maintained communal gardens, and an allocated undercover parking space. Further facilities in the development include a resident manager and a Careline alarm system.

A secure shared entrance and a lift (or stairs) takes you to the fourth/top floor, where a hallway welcomes you in to the flat. On your left, you step into a wonderfully bright and spacious reception room. Occupying a generous footprint which allows for a wealth of lounge and dining furniture layouts, the room is fitted with a plush carpet and a southeast-facing picture window floods the space with sunny natural light and frames wonderful views of the iconic Arthur's Seat. The room is supplemented by a built-in storage cupboard. Convenient for everyday life and entertaining alike, the living room is connected to a kitchen, which shares the same sunny aspect and lovely views. The kitchen is well-equipped with a wide range of modern wood-styled cabinets framed by downlit granite-inspired worktops and attractive splashback tiling. Complementing the modern finish, a number of appliances are neatly integrated: namely an eye-level oven, microwave and grill, a sleek induction hob paired with an extractor hood, a fridge/freezer, and a dishwasher. A breakfast bar set next to the window creates a lovely setting for morning coffee and socialising while cooking. Across the hall, two generously-proportioned double bedrooms await. Fitted with the same comfortable carpets as the reception room, the sleeping areas are both accompanied by large, mirrored built-in wardrobes, maximising floorspace for freestanding bedroom furniture. The flat also benefits from a very large attic space which, with the correct permissions, offers potential for future development. Finally, a stylish, contemporary shower room completes the accommodation on offer. Set against an attractive backdrop of earthy-toned wall and floor tiling is a large accessible shower enclosure, a basin set into storage, a WC, a mirrored, wall-mounted vanity cabinet, and a chrome towel radiator. The flat is heated by an electric heating system and benefits from double-glazed windows.

Externally, the development is accompanied by beautifully-maintained shared gardens and the flat comes with an allocated undercover parking space.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances to be included in the sale.

Factor: The development is managed by FirstPort Property Services for an approximate annual fee of £2,650, which is paid bi-annually.



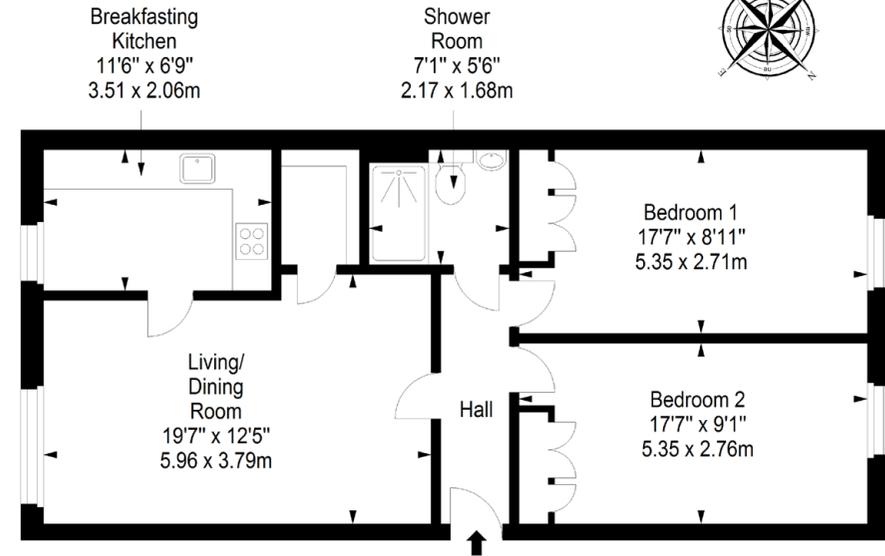


FEATURES

- Popular retirement development
- Fourth/top-floor flat
- Iconic views of Arthur's Seat
- Secure shared stairwell and lift
- Welcoming hallway
- Sunny living/dining room
- Modern kitchen
- Two generous double bedrooms
- Stylish, contemporary shower room
- Well-kept shared gardens
- Private residents' parking
- Resident management staff
- Careline alarm system
- Shared lounge & laundry room
- EH and DG
- EPC Rating: C



Top Floor
Approx. 72.6 sq. metres (781.5 sq. feet)



Total area: approx. 72.6 sq. metres (781.5 sq. feet)

Inverleith, Edinburgh

With its blend of period villas and modern developments, leafy green spaces and close proximity to the city centre, Inverleith has long been a popular choice for professionals and families alike.

Situated north of Edinburgh's prestigious New Town and just 1.5 miles from the heart of the capital, Inverleith enjoys access to fantastic local services and amenities in neighbouring Trinity and Stockbridge, and is just minutes' drive from several major supermarkets and Craighleith Retail Park. The area encompasses beautiful Inverleith Park, which is home to various community sports pitches and allotments, as well as The Royal Botanic Garden Edinburgh, where you can explore 72 acres of exquisite gardens, and take in some of the best views of Edinburgh's iconic skyline. Thanks to its northerly location, Inverleith offers swift and easy access to Edinburgh International Airport, Queensferry Crossing, and the M8/M9 motorway network, and also benefits from excellent public transport services, providing fast, convenient travel across the capital.