



5 Inverleith Avenue, Edinburgh, EH3 5PT

Attractive two-bedroom main door ground floor flat with private front garden

URQUHARTS
EDINBURGH



DESCRIPTION

5 Inverleith Avenue is a bright, attractive and well maintained two-bedroom main door ground floor flat with a private front garden, situated in the desirable Trinity area. The location is superb with excellent local amenities and schools. The property is a convenient distance to the city centre and surrounding areas.

Entrance vestibule and hall with original tiles and wood flooring; spacious west-facing living room / dining room overlooking the front garden with original working wood fireplace and slate mantelpiece; modern fitted kitchen with wall and base units and integrated appliances; a large hallway storage cupboard, two good sized double bedrooms, one with a large built-in wardrobe; and a bathroom with three-piece suite with mains shower.

ACCOMMODATION

Entrance vestibule & hall. Living room / Dining room. Kitchen. Two double bedrooms. Bathroom.

Gas central heating. Newly installed double-glazed windows. Well-maintained private front garden with access to a communal rear garden. Unrestricted on street parking.

NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.
6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

LOCATION

Inverleith Avenue is situated in the much sought-after residential area of Trinity, approximately 2 miles North-West of the city centre. Nearby bus services run to the city centre and beyond, and good local shops are within walking distance at nearby Goldenacre. Supermarket shopping is well catered for in the area with a Morrisons, Asda, Aldi, Tesco, and Waitrose all within proximity, with a Sainsbury's, M&S Food Hall, and a selection of high street stores at Craighleith Retail Park a short drive away. Ocean Terminal retail and leisure complex provides high street shops, a cinema, restaurants, and cafes are also nearby. Royal Botanic Gardens, Inverleith Park and Victoria Park are within close vicinity, along with the cosmopolitan waterfront at the Shore and Wardie/ Newhaven Harbour. Easy access to the nearby A902 Ferry Road provides links to the City Bypass and major motorway networks, west towards Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing, and east towards the East Lothian countryside, beaches, and golf courses, with The National Cycle Path providing excellent commuter access across Edinburgh, including links to The Water of Leith Walkway. Catchment schools include Wardie Primary, Holycross RC Primary, Trinity Academy and St Thomas of Aquin's RC High with private schooling nearby, including The Edinburgh Academy, Erskine Stewart's Melville Schools, and Fettes College.

INCLUDED IN SALE

All fitted floor coverings and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band C

The property has an Energy Rating Category D
Tenure Freehold

5 Inverleith Avenue,
Edinburgh,
Midlothian, EH3 5PT



Approx. Gross Internal Area
786 Sq Ft - 73.02 Sq M
For identification only. Not to scale.
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