



Flat 5, 31 Kinnear Road
Inverleith, Edinburgh, EH3 5PG

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SIMPSON & MARWICK

simpsonmarwick.com

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Truly impressive 3 bedroom first floor apartment located in the prestigious residential area of Inverleith. There are wonderful views over playing fields to the rear and a south-facing balcony accessed from the dining room. Some particular benefits are the single garage, lift access and a secure entryphone system. The apartment forms part of an exclusive development set within stunning shared grounds. The interior is bright and generously proportioned and superb living and bedroom accommodation.

- Impressive sitting room
- Dining room with balcony
- Stylish kitchen/breakfast room
- Principal bedroom with en-suite bathroom
- Double bedroom with en-suite showerroom
- Double bedroom 3
- Beautiful shared grounds & fabulous views
- WC with utility cupboard
- Garage & residents' parking
- Gas central heating & double glazing





LOCATION

Inverleith is an affluent and established residential district lying approximately 1.5 miles to the north of the city centre. The area benefits from pleasant leafy streets and is close to Inverleith Park, The Royal Botanic Gardens and the Water of Leith walkway. There are good local amenities at Goldenacre and a wide range of coffee shops, bars and restaurants are available in nearby cosmopolitan Stockbridge. The waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are in easy driving distance and there is good road access both to the east and west. Regular bus services run to and from the city centre and surrounding areas.

FIXTURES AND FITTINGS

All fitted carpets, curtains, blinds, light fittings, hob, double oven, extractor hood, fridge, freezer, dishwasher, washing machine and tumbler dryer are included in the sale price. Some items of furniture are available by separate negotiation.

The development is factored and maintained by Myreside Property Management.





Approx. Gross Internal Area
 1583 Sq Ft - 147.06 Sq M
 Garage
 Approx. Gross Internal Area
 160 Sq Ft - 14.86 Sq M
 For identification only. Not to scale.



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📞 0131 581 5700

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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.