

39 Eildon Street, Inverleith, Edinburgh, EH3 5JX



Description

A rare opportunity has arisen to acquire a charming three bedroom double upper villa, of immense appeal commanding a peaceful residential cul-de-sac setting within Edinburgh's much sought after Inverleith district, conveniently placed for easy access to the city centre and an excellent range of local amenities. This well presented property offers spacious and versatile living offering all modern comforts throughout and comes with the attraction of stunning south-westerly views towards Edinburgh Castle.

- Entrance vestibule and stair
- Hallway with cupboard
- Smart west-facing living room
- Well equipped kitchen/breakfast room
- Double bedroom with fitted wardrobe
- Bathroom comprising a classic white three-piece with shower over the bath
- Dining room with cleverly hidden staircase leading to
- Upper landing with extensive storage facilities
- Two bright bedrooms both with dormer windows boasting superb views to the front
- Gas central heating and double glazing
- Private area of garden to rear mainly laid to lawn

Extras

The fitted carpets, blinds, bedroom wardrobes and bedside drawers, integrated double oven, four ring gas hob, extractor fan, fridge, together with the freestanding washing machine, dishwasher, fridge/freezer and four breakfast stools. Within the garden the shed along with garden tools and garden furniture are also included. Additional items of furniture may be available by separate negotiations.



Location

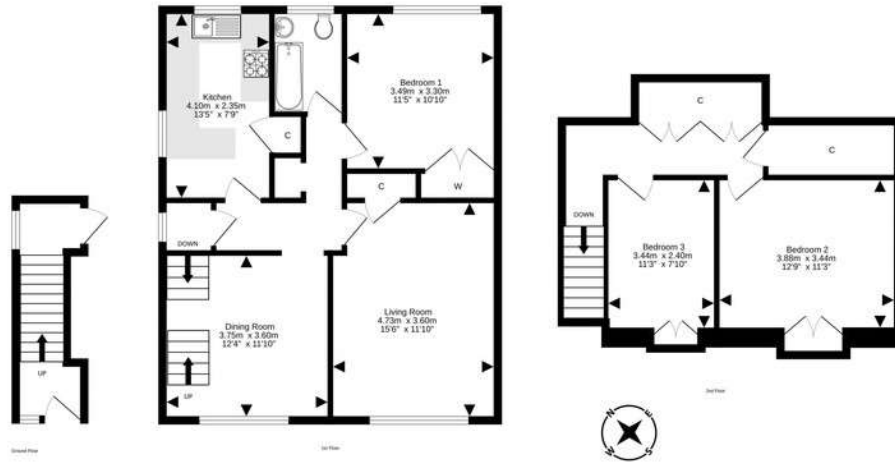
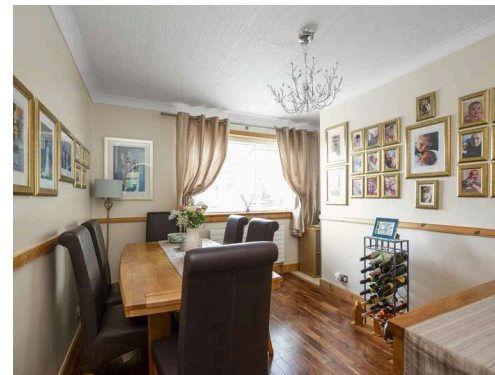
Inverleith is one of the most sought-after areas of Edinburgh. Situated in the historic New Town it is only a mile from the city centre. The property enjoys access to superb local amenities including those at nearby Stockbridge, Goldenacre and Canonmills such as The Herringbone Bar and Restaurant, The Water of Leith Café and Bistro, The Tollhouse and The Orchard Bar and Restaurant. Canonmills has a newsagent, post office and hairdresser. Larger supermarkets including Waitrose and Tesco are all nearby as is Ocean Terminal shopping centre with its multiplex cinema, gym and well-known retailers and restaurants. Recreational opportunities include the Royal Botanic Garden, which lies adjacent and Inverleith Park and the Water of Leith walkways. Westwood's at Fettes and the David Lloyd Health Club at Newhaven are all easily accessible. There is well-regarded schooling in both the public and private sector. Regular bus services from Inverleith Row take you into the city centre in under 10 minutes and the City Bypass is in easy reach.

EPC Rating: D

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropex ©2024.



Connor
Malcolm

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

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