

17 Eildon Terrace, Inverleith, Edinburgh, EH3 5NL



Description

Located in Edinburgh's desirable Inverleith and minutes from The Royal Botanic Garden, this beautifully presented terraced villa is finished in pristine condition and offers well proportioned yet easily manageable living space which comes with the added attraction of a single lock-up garage. The property is peacefully situated within a sought-after mature development and offers a perfect opportunity for buyers seeking a stylish residence, in a tranquil surround, yet within walking distance of the City Centre, New Town, Stockbridge, and Inverleith Park.

Accommodation Features

- Dual-facing living/dining room falling naturally into two defined areas
- Superbly appointed John Lewis kitchen with a range of high spec integrated appliances
- Generous south-facing master bedroom with extensive storage facilities
- Double bedroom 2
- Contemporary shower room featuring a large walk-in shower enclosure
- Attic storage
- Gas central heating and double glazing
- Well tended private gardens, fully enclosed to the rear

Extras

All light fittings, fitted carpets, blinds, integrated oven, induction hob, hood, microwave, fridge, freezer, washer dryer, garden shed, garden table and chairs are included.

Price and Viewing

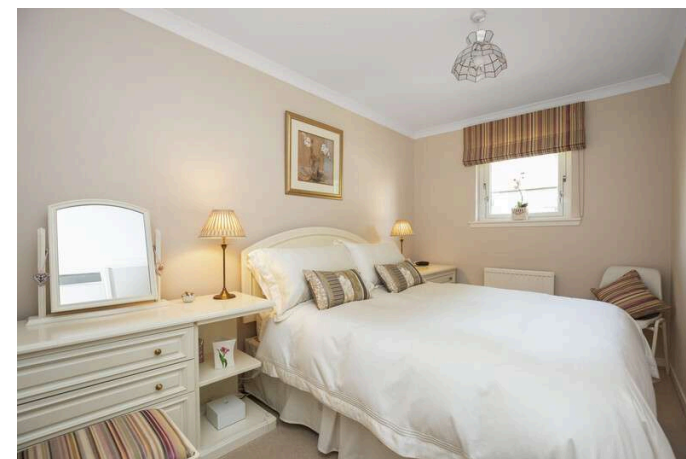
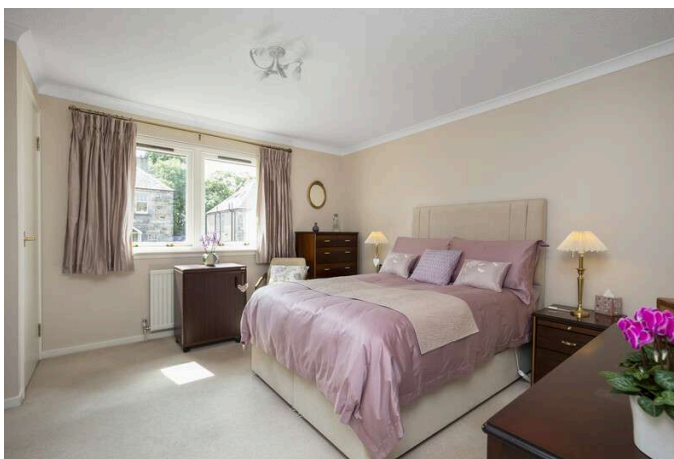
For price and viewing information or further details on this property please contact us on 0131 557 3188.

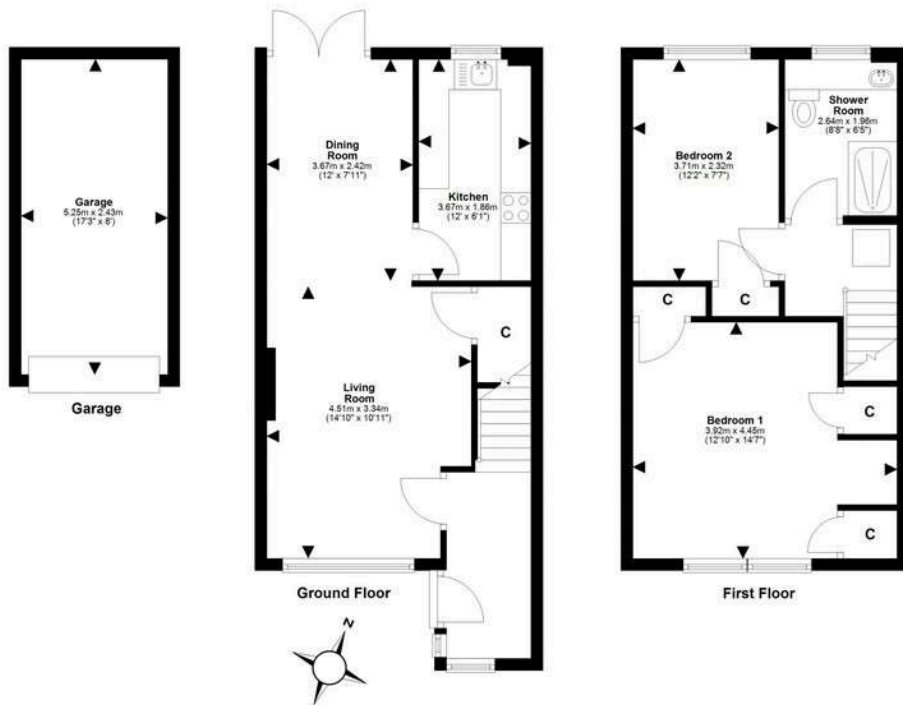


Location

Located within walking distance from the City Centre, Inverleith is one of Edinburgh's most sought-after areas, known for its abundance of green spaces and parks. North of the UNESCO World Heritage Site of the New Town it enjoys access to superb amenities such as the world-renowned Royal Botanic Garden and Inverleith Park. For more sporting pursuits, David Lloyd Health Club at Western Harbour and the award-winning Westwood's Health Club at Fettes boast swimming pools, state-of-the-art gyms, tennis courts, and fitness classes. Stylish restaurants, and fashionable bars such as The Raeburn, Hector's and La Bocca are in abundance in nearby cosmopolitan Stockbridge, and there are excellent establishments in Goldenacre and Canonmills including The Herringbone Bar and Restaurant, and The Tollhouse. Daily shopping needs are met by a variety of convenience stores in Goldenacre along with a large Tesco at Canonmills, Waitrose at Comely Bank, and Morrisons on Ferry Road. The property lies in the catchment area for Broughton Primary School and Drummond High School whilst private school choices include Edinburgh Academy, Fettes College, and George Heriot's School. Easy access to Edinburgh cycling path network. Regular bus services from the end of the street take you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station, and tram links to Edinburgh International Airport.

EPC Rating: C





This plan is for illustrative purposes only and should only be used as such by the prospective purchaser. For details of the interior floor area, please refer to the Home Report. Plan produced using PlanIt.



**Connor
Malcolm**

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

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