

2 (flat 1) Inverleith Terrace, Inverleith, Edinburgh, EH3 5NS



2 (flat 1) Inverleith Terrace | Edinburgh | EH3 5NS

Description

With an enviable position in one of the capital's most sought-after areas, lying adjacent to the Royal Botanic Garden Edinburgh, is this stunning three bedroom apartment forming part of a substantial B listed building in the heart of Edinburgh's prestigious Inverleith district. Occupying a super corner position, the property is in turn-key condition boasting sumptuous interior design enhanced by eye-catching period features combining with high ceilings and tall windows some with working shutters which ensure a great feeling of light and space. Desirably located with a wealth of amenities on the doorstep, the property provides an enticing opportunity for city professionals and families wishing to live close to the city centre but with easy access to green spaces.

Features

- Forming part of a grand B listed building in prestigious Inverleith area
- Sympathetic modern interiors with period details, finished to high standards throughout
- Generous reception hallway
- Elegant corner facing living room with focal point fireplace
- Well equipped kitchen, with space for dining and separate walk-in larder area
- Three double bedrooms, one with en-suite
- Bathroom consisting of a white suite and shower
- Gas central heating
- On street permit parking

Extras

The oven, hob, cooker hood, fridge/freezer, washing machine and dishwasher are included.

Price and Viewing

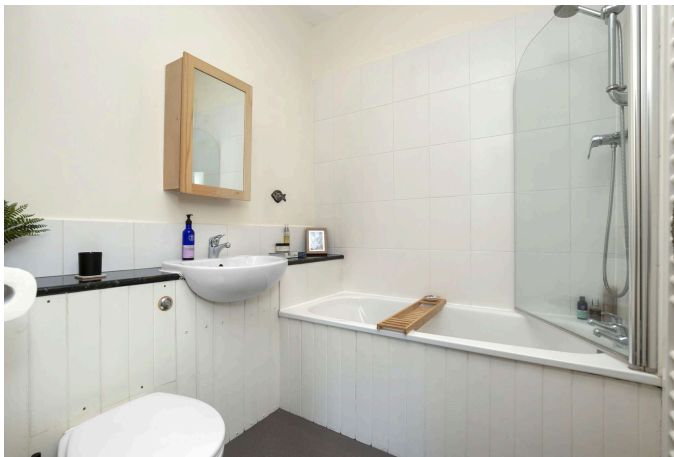
For price and viewing information or further details on this property please contact us on 0131 557 3188.

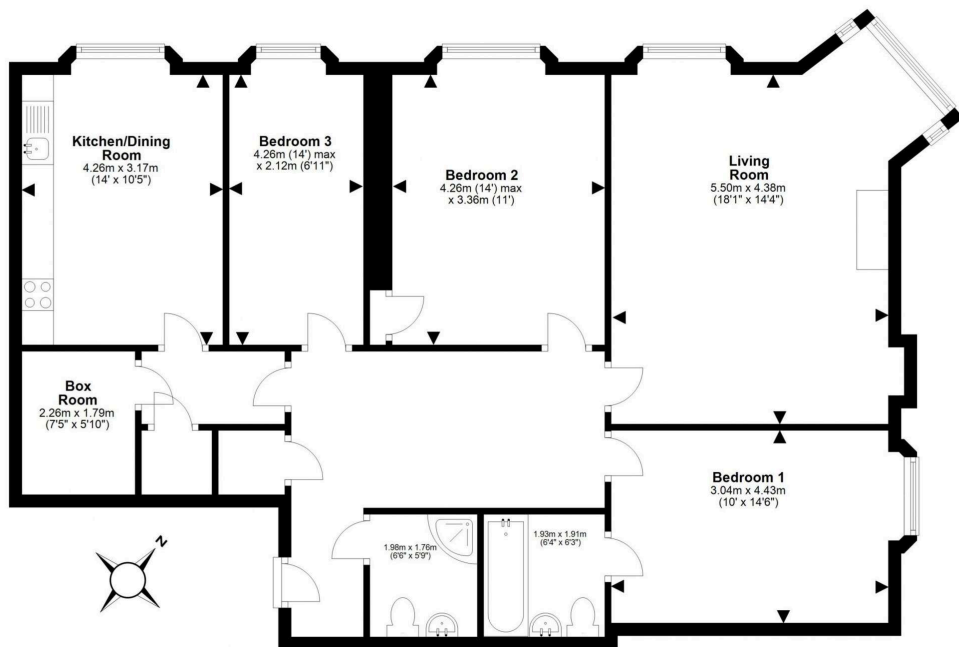


Location

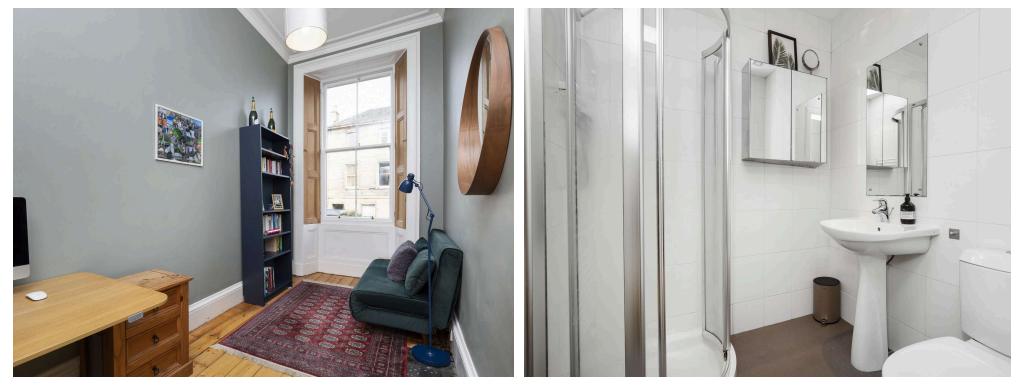
Located within walking distance from the City Centre, Inverleith is one of Edinburgh's most sought-after areas, known for its abundance of green spaces and parks. North of the UNESCO World Heritage Site of the New Town it enjoys access to superb amenities such as the world-renowned Royal Botanic Garden 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





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



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

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

ēspc