



14 (2F3)
Royston Terrace
Inverleith
Edinburgh
EH3 5QS





An excellent opportunity has arisen to purchase this delightful, generously proportioned second floor flat forming part of a handsome Victorian tenement.

The property retains many fine period features and in excellent decorative order throughout. It will undoubtedly appeal to uprisers or Investors. Early viewing is highly recommended. The light, airy and flexible accommodation in brief, comprises; welcoming entrance hallway with storage cupboards, elegant bay windowed reception room with feature fireplace, cornicing and varnished floors. The kitchen is fitted with a range of contemporary base and wall mounted units, two well-proportioned double bedrooms with ample space for freestanding furniture and a bathroom comprising of bath with shower over, toilet and pedestal basin.

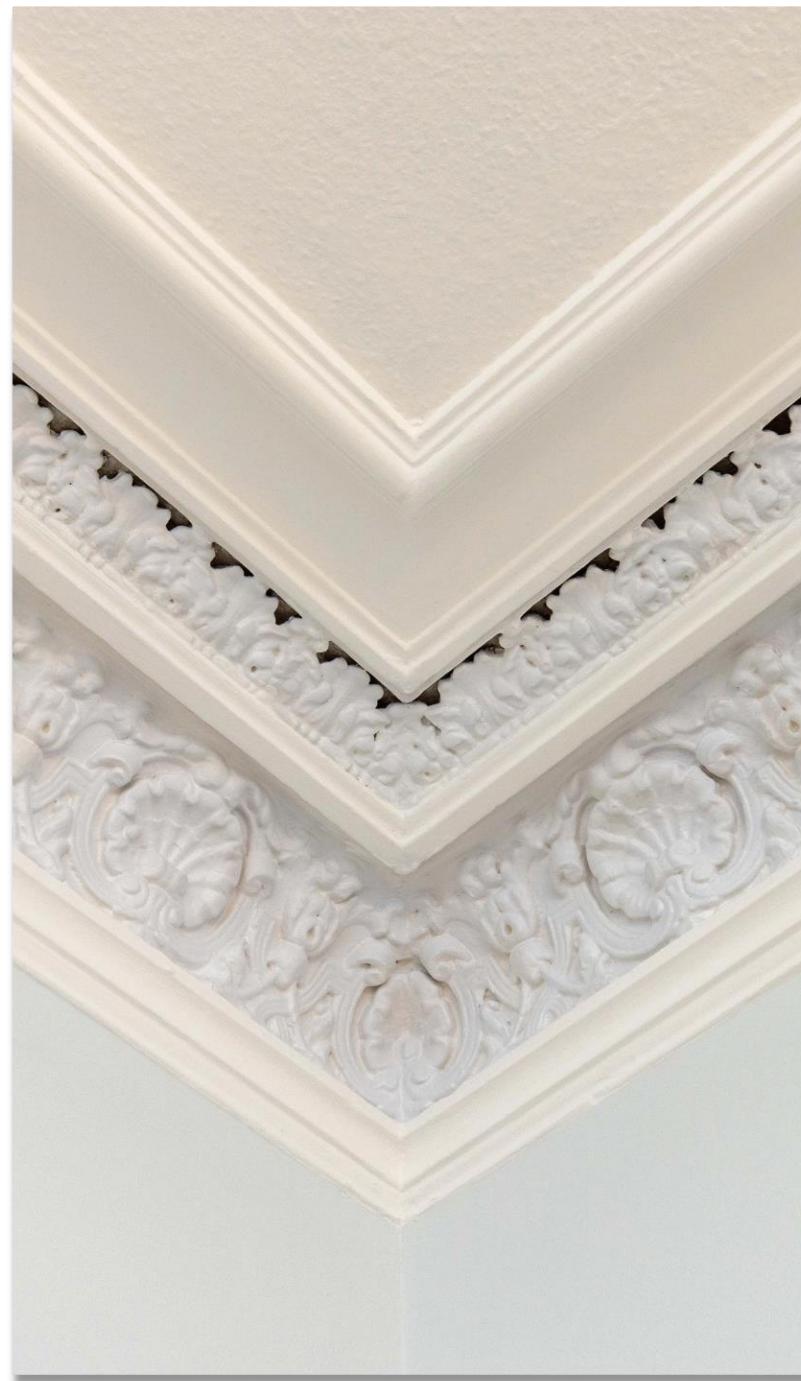
Just north of the city centre and bordered by exclusive Trinity and cosmopolitan Stockbridge, the leafy suburb of Inverleith is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. Predominantly a residential area, Inverleith offers a wealth of outdoor and recreational activities, particularly beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a model-boating pond. Inverleith is also home to The Royal Botanic Garden Edinburgh: 72-acres of beautiful gardens, magnificent glasshouses and stunning views, plus exhibition spaces, cafés and restaurants. Thanks to its central location, Inverleith is within easy reach of excellent local services and amenities in Stockbridge and Canonmills (including a superstore), while the attractions of the city centre are just a short walk or bus journey away. Inverleith offers primary and secondary schooling within its catchment area and is ideally placed for some of the capital's most prestigious independent schools, including The Edinburgh Academy and Fettes College. Inverleith is served by fantastic public transport routes travelling across the city, and also enjoys proximity to Ferry Road, which in turn provides easy links to Edinburgh Airport, the Forth Road Bridge and the M8/M9 motorway network.



Viewing by appointment on 0131 524 3800













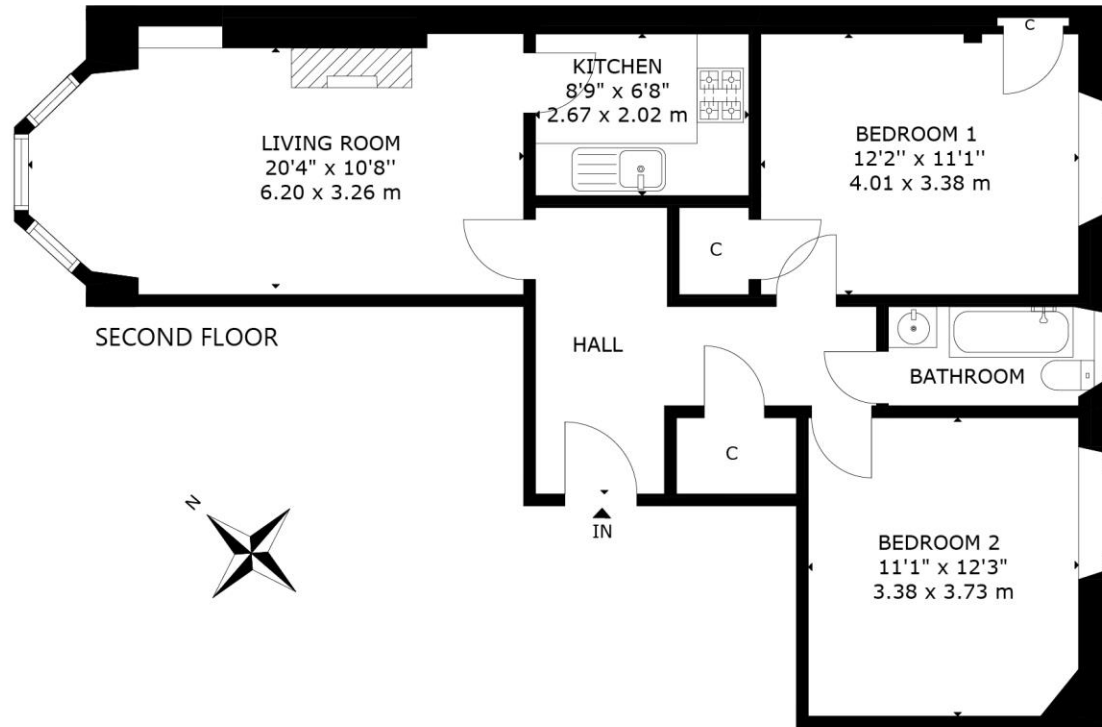




Externally:

There is a well-kept communal garden located to the rear of the building and for the car owner, permit and metered parking is available to the front and surrounding streets.

- EPC Band- D
- Council Tax Band- C



14 (2F3) ROYSTON TERRACE, EDINBURGH, EH43 5QS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 717 SQ FT / 67 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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