

3 Inverleith Place Inverleith Edinburgh EH3 5QE







Spacious “B” listed maindoor ground floor flat which forms part of an elegant terrace Victorian tenement situated in the prime residential area of Inverleith, within easy walking distance of the City Centre.

There are a good selection of local shops and amenities nearby at Goldenacre and the property is also conveniently situated for Stockbridge and Leith which both offer an extensive range of local and specialist shops and other local facilities.

There are well regarded primary, secondary and private schools close by. The Royal Botanic Gardens, Inverleith Park and Water of Leith Walkway are all close at hand.



Internally the property is now in need of modernisation and upgrading but has great potential to form a lovely family home. The property benefits from gas central heating, sash and case windows and good storage facilities.

The kitchen appliances are included in the sale although their condition is not warranted.

Private garden to front.

PROPERTY DETAILS

- Entrance Vestibule with original tiled floor. Dado rail.
- Large Hall providing access to all rooms. Decorative cornice. Dado rail. Two built in cupboards. Additional fitted cupboards.
- Elegant Sitting Room with bay window to front. Feature fireplace with tiled hearth. Decorative cornice and picture rail. Large boxroom/study with window to side, small cupboard and shelving.
- Fitted Kitchen with a range of base units. The free-standing gas cooker is included in the sale together with the washing machine and fridge/freezer, their condition is not warranted. Built in cupboard. Clothes pulley. Window to rear with open outlook.
- Large Living Room / Bedroom with twin windows to rear with open outlook over gardens and towards The Royal Botanic Garden and Edinburgh Castle. Feature fireplace with wooden surround and tiled hearth. Shelving. Wall press. Cornice.
- Large Double Bedroom with window to front. Feature fireplace with tiled hearth. Wall press. Cornice.
- Third Double Bedroom with window to rear with open outlook. Decorative cornice and picture rail.
- Good sized family Bathroom with white three-piece suite comprising bath, wash hand basin and WC. Shower compartment with mixer shower. Window to side.

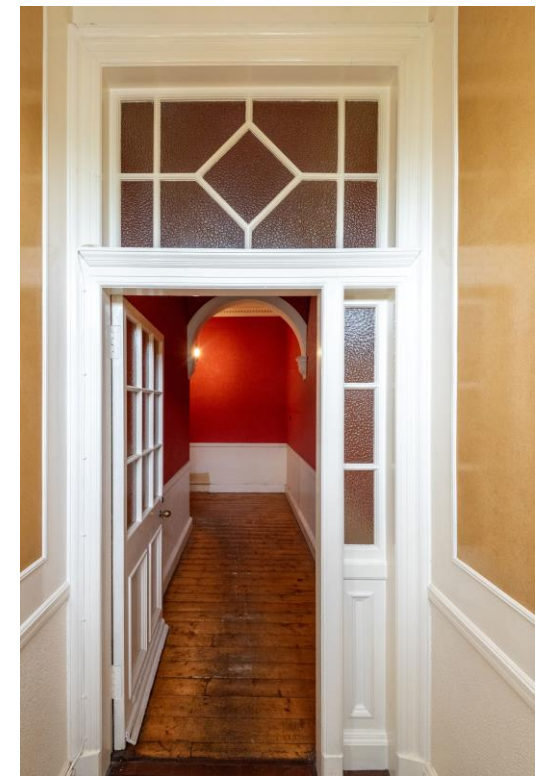


Viewing by appointment, telephone Agents on 0131 524 3800







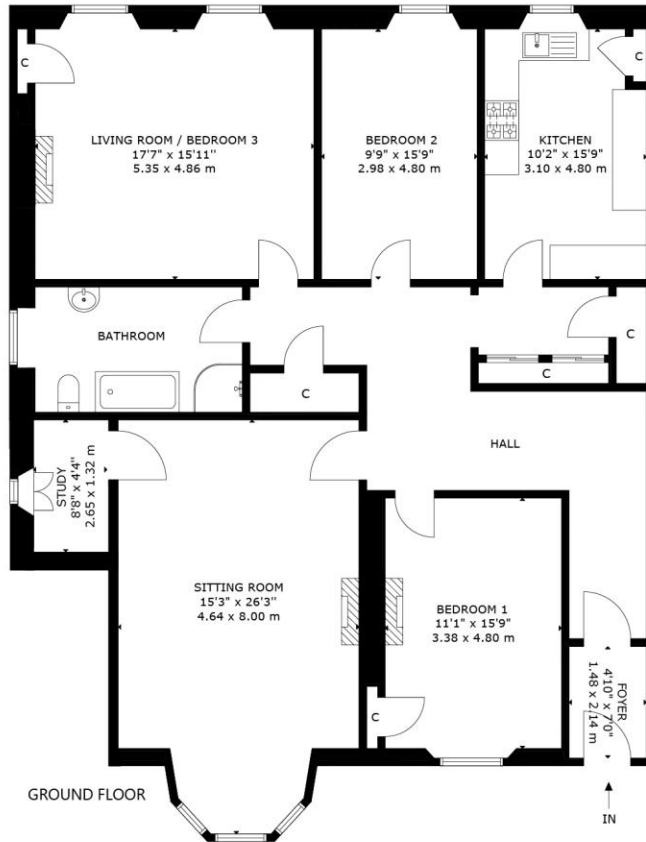


EXTERNAL

The property benefits from a private garden to the front with an attractive array of established plants, shrubs and trees.

Resident permit parking is available on application to the City of Edinburgh Council.

- Energy Efficiency Rating - C
- Council Tax Band - F



GROUND FLOOR

IN

3 INVERLEITH PLACE, EDINBURGH EH3 5QE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,711 SQ FT / 159 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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