

16 (Flat 2) Montagu Terrace
Inverleith
Edinburgh
EH3 5QR



ROYSTON TER

RED SKY

GIVE WAY





An excellent opportunity has arisen to purchase this generously proportioned first floor flat forming part of a handsome Victorian tenement located in a popular residential area close to the City Centre. Just north of the City Centre and bordered by exclusive Trinity and cosmopolitan Stockbridge, the leafy suburb of Inverleith is known 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, including Inverleith Park, which boasts sports pitches, allotments, tennis courts and a model boating pond. Inverleith is also home to The Royal Botanic Garden Edinburgh with 72-acres of beautiful gardens, magnificent glasshouses and stunning views, plus exhibition spaces, cafés and restaurants.

Thanks to its central location, the flat 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 within walking distance or a short 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. It is also served by good 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.

Internally the property would now benefit from modernisation and upgrading but has great potential.

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



PROPERTY DETAILS

- Welcoming Hall providing access to all rooms. Entryphone handset. Three built in cupboards.
- Bright and spacious Lounge with bay window to front. Feature fireplace with wooden surround. Two shelved wall presses. Cornice. Picture rail.
- Fitted Dining Kitchen with matching wall and base units. Integrated gas hob and electric oven. Ample worksurfaces with stainless steel sink with drainer and tiled splash back. The washing machine is included in the sale. Space for dining table and chairs. Cupboard housing water tanks. Window to rear overlooking communal gardens.
- Good sized Double Bedroom with window to front. Cornice.
- Large Boxroom suitable for a variety of uses. Borrowed light from kitchen.
- Bathroom with white three-piece suite comprising bath with electric shower above and shower screen, wash hand basin and WC. Wood paneling. Frosted window to front.
- Energy Performance Rating: E
- Council Tax Band: D



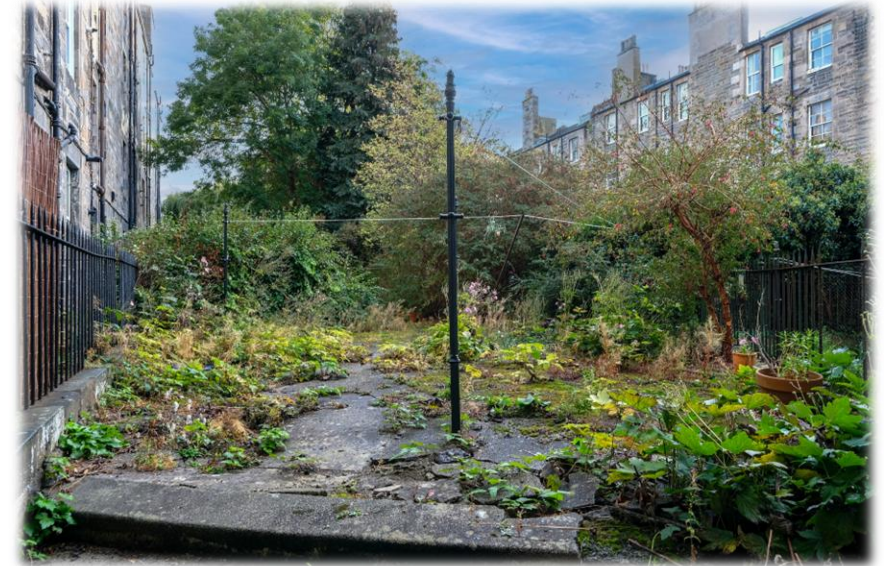
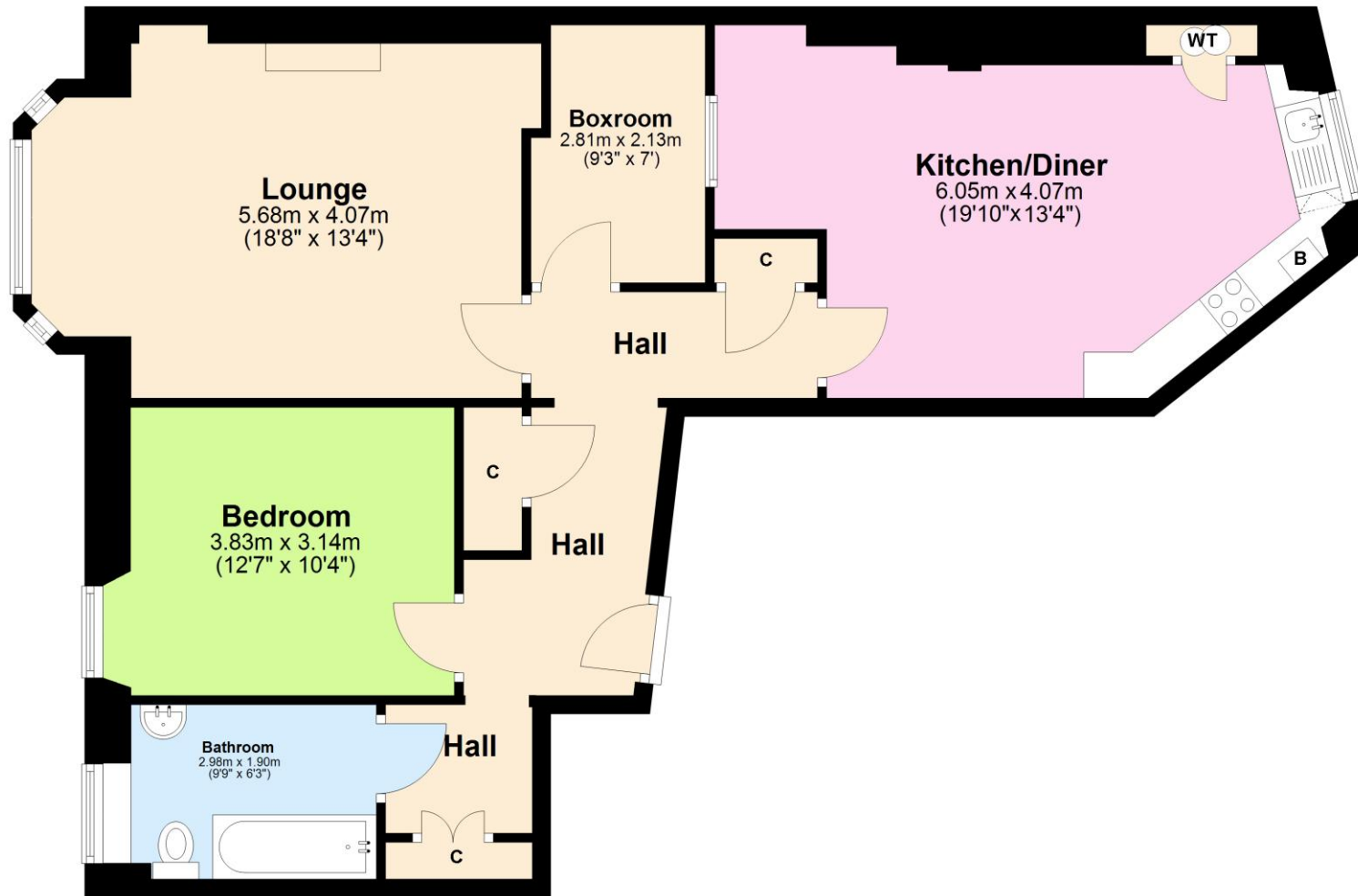
Viewing: By appointment on 0131 524 3800





First Floor

Approx. 84.8 sq. metres (912.7 sq. feet)



Photographs & Floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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* Please contact us for a free consultation or valuation

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