



Solicitors & Estate Agents










Offers Over

£340,000

14/1 Royston Terrace

Inverleith | Edinburgh | EH3 5QS

This exceptionally appealing first floor flat forms part of a handsome Victorian Terrace, enjoying a fabulous high amenity location close to the Royal Botanical Gardens, in Edinburgh's highly desirable Inverleith district. The well-proportioned property boasts a wealth of period features and is filled with natural light, making it an ideal opportunity for first-time buyers, professionals, or investors alike.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band – C



Description

The accommodation comprises; secure entry system, welcoming entrance hallway with original wooden floors running through most rooms and hatch accessing loft space, bay windowed reception room with feature fireplace and beautiful cornicing, internal fitted kitchen with appliances, spacious main double bedroom with en-suite shower room, large second double bedroom with walk-in wardrobe, and bathroom with three-piece suite and shower over bath. Gas central heating (new boiler installed 2021).



Extras

All fitted floor coverings, hob, oven, integrated fridge/freezer, and washing machine will be included in the sale. The light fittings and blinds fittings are also included, ensuring a seamless and convenient move-in experience. Offering a true turn-key opportunity.

Gardens & Parking

There is a well maintained communal garden to the rear and meter/permit parking to the front and surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





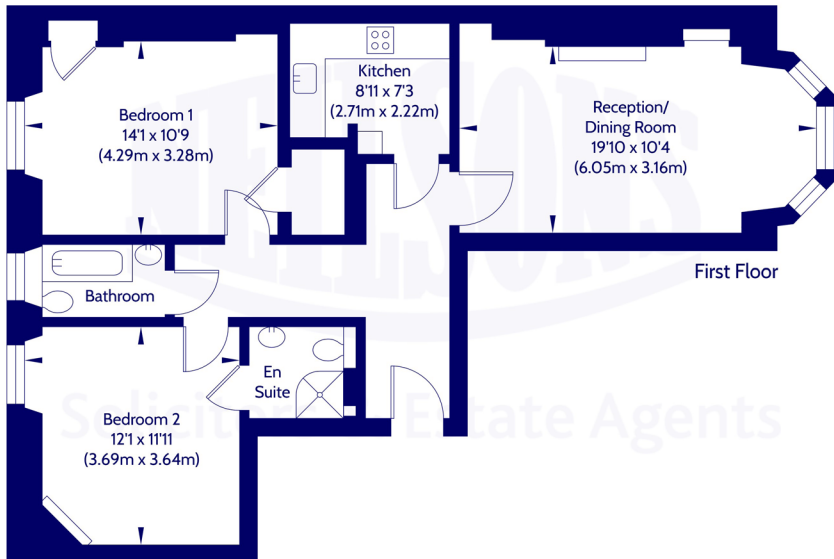
Location

The property is located in the vibrant Inverleith district and is ideally located for access to the city and the superb assortment of world class amenities therein. The neighbouring areas of Stockbridge and Canonmills offer an excellent selection of cafes, bars and restaurants, together with some boutique shops and supermarkets. Recreational facilities in the vicinity include the green spaces of Inverleith Park and the renowned Royal Botanical Gardens, together with ready access to walks, jogs and cycling along the Water of Leith Walkway, city cycle paths and the playing fields at Goldenacre and Warriston. Frequent buses provide excellent access to the city centre and surrounding areas and the property is also ideally placed for connections to Edinburgh Airport and the main arterial routes out of the city.





Approx. Gross Internal Floor Area 72.61 Sq M / 782 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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