







## Welcome

Welcome to Royston Terrace. This charming top-floor flat forms part of a traditional tenement and offers bright, spacious accommodation with two double bedrooms. Retaining many beautiful period features, the property is ideally located in the sought-after Inverleith area of Edinburgh. It is well placed to enjoy a wealth of local amenities, including specialist shops, bars, and restaurants, with excellent transport links to the city centre. Presented to the market in excellent order throughout, we would recommend early viewing.

- Property Highlights:
- Reception hallway
- Front-facing living room with bay window and feature fireplace
- Fully fitted kitchen
- Two double bedrooms set to the rear
- Bathroom comprising WC, wash hand basin, and walk-in shower
- Double glazing
- Gas central heating
- Shared rear garden
- Permit and metered parking available





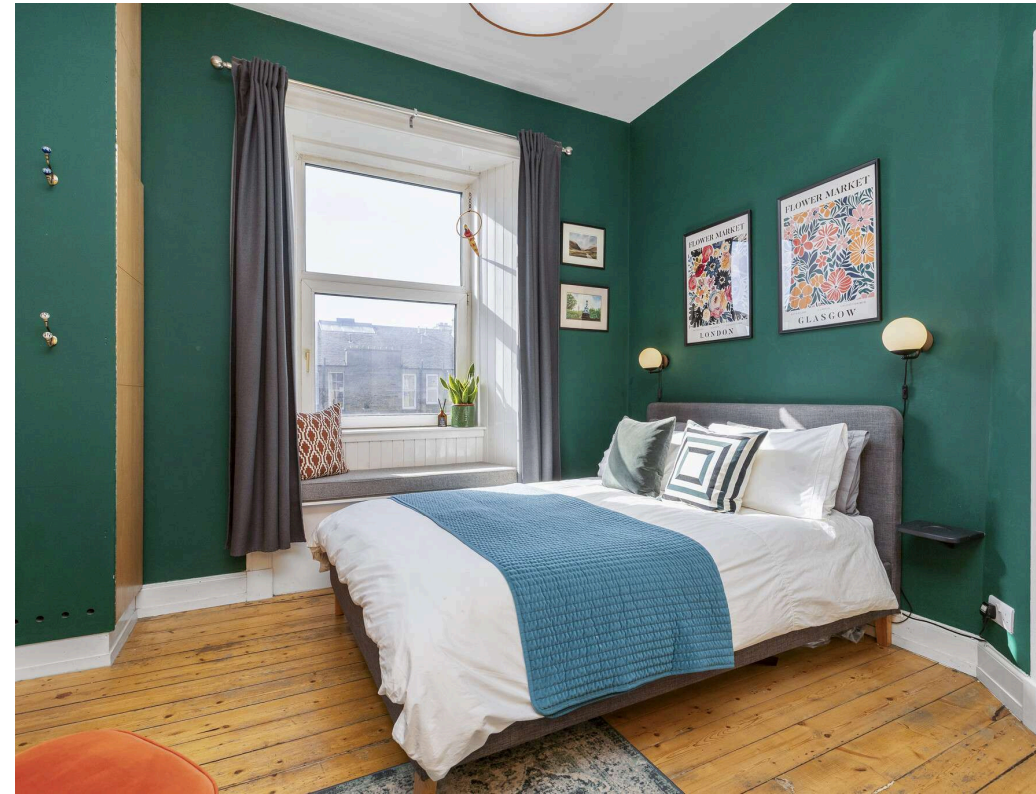


## Inverleith

Inverleith is an affluent and established residential district close to Edinburgh's city centre. The area features leafy streets and is close to the open green spaces of Inverleith Park, which includes active tennis and bowling clubs. Excellent local amenities can be found at Goldenacre, along with larger supermarkets such as Morrisons, Waitrose, and Sainsbury's nearby. The Royal Botanic Gardens and the scenic Water of Leith walkway are also within easy reach. Neighbouring Stockbridge offers a variety of independent shops, cafés, and restaurants, while the waterfront areas of Leith and Granton, as well as Ocean Terminal's shopping and leisure facilities, are all easily accessible. There are good road links both to the east and west of the city.

## Extras

Included in the sale are the integrated kitchen appliances, white goods, blinds where fitted and fixtures & fittings.



# Get in touch

 [mcdougallmcqueen.co.uk](https://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

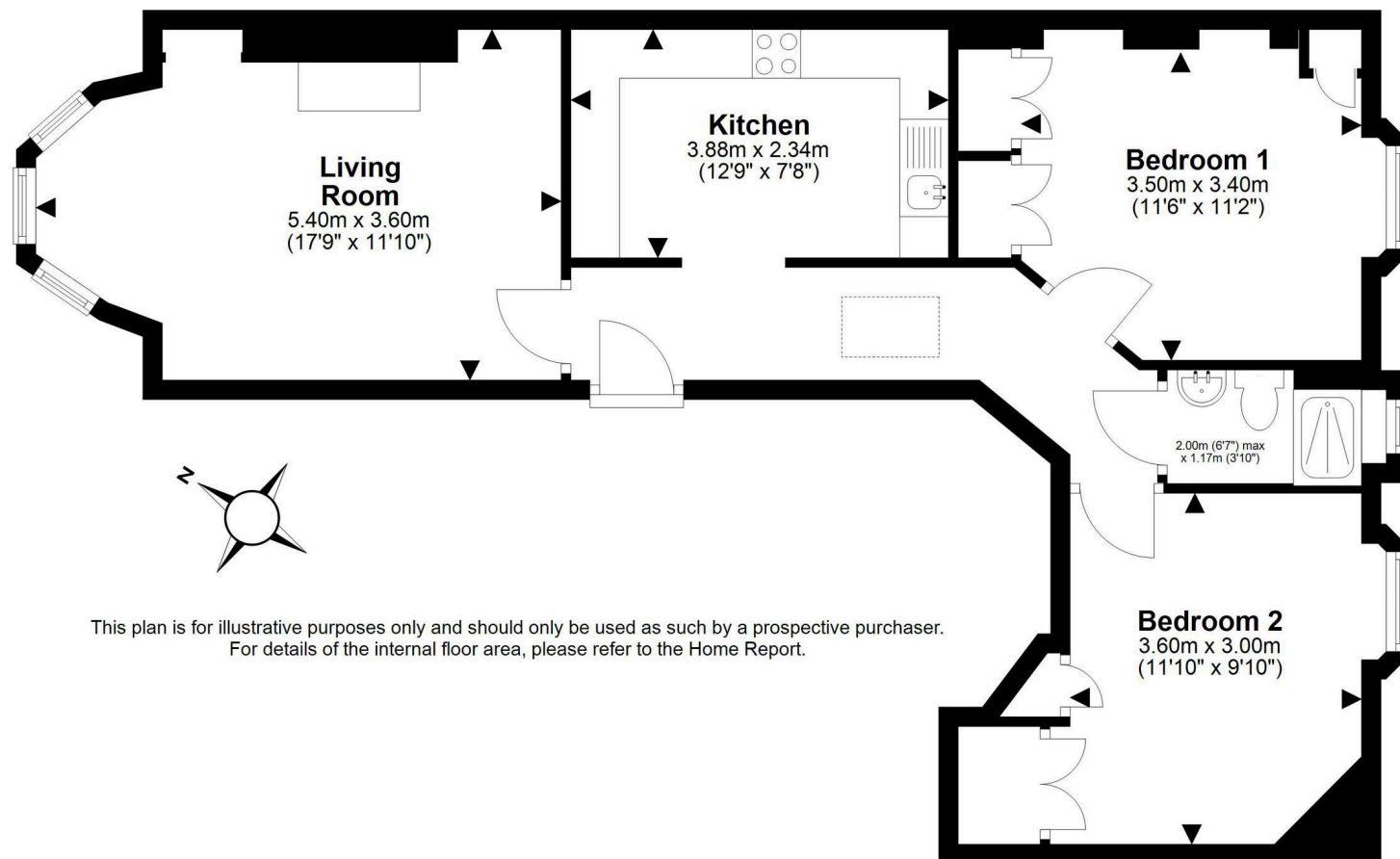
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



**CHARTERED FIRM**

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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