



Charming

Traditional, tenement, main door flat



This charming, two-bedroom, main door flat is situated in the sought after Inverleith area of Edinburgh, close to excellent local amenities, transport links and Inverleith Park. This property has been beautifully presented by the current owner and is packed full of period charm, with features such as ornate cornicing, Edinburgh Press's, original doors, floors and architrave, high ceilings and original double entrance doors. The accommodation consists of an entrance vestibule, with tiled floor and original doors, a hallway, with a Press cupboard and a walk-in cupboard, a particularly attractive lounge, with bay window, stunning fireplace, with a multi-fuel stove, marble and slate fireplace and beautiful period features. The open plan breakfasting kitchen/dining room is to the rear of the property, with access to the shared garden. The kitchen is so nicely designed, with a range of solid wood units, a range style cooker, Belfast sink, an Edinburgh Press, pantry and a feature fireplace, with an open fire. The breakfasting kitchen opens into a lovely, atmospheric dining room, decorated beautifully, with feature lighting and attractive wallpaper. There is a sunny double bedroom to the front, with cornicing, working shutters and a cupboard, a double bedroom to the rear, with views to the garden and a walk-in cupboard. There is also a box room, ideal as a home office and a very smart family bathroom, with eye catching tiling and under floor heating. To the front there is a private and secluded garden, with a lovely range of planting and edged with hedging, perfect for enjoying nice weather. To the rear there is a well-kept shared garden.

Key Features

Vestibule and hallway

Lounge

Open plan breakfasting kitchen/ dining room

Two double bedrooms

Box room

Bathroom, with under floor heating

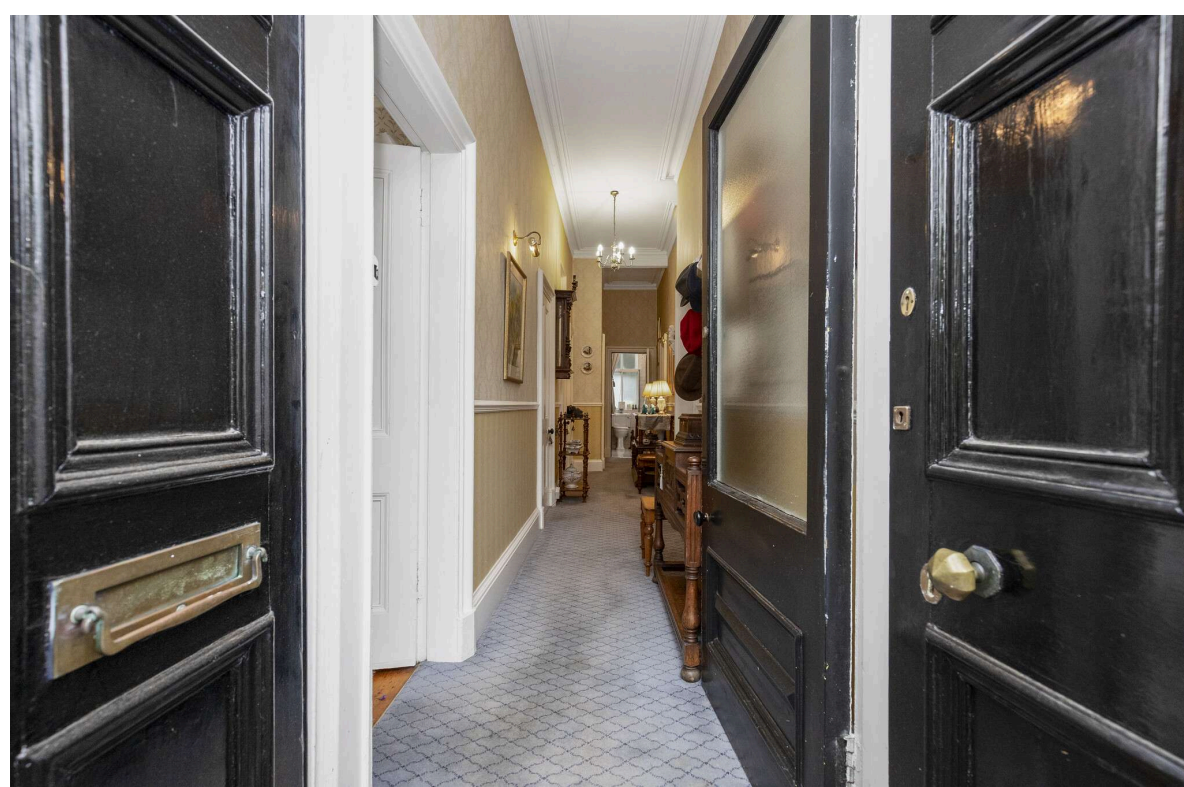
Electric heating

Single glazing, secondary glazing and double glazing

Private front garden

Shared rear garden

Permit parking



Inverleith

Inverleith is an affluent and established residential district close to the city centre. The area benefits from pleasant leafy streets and being close to Inverleith Park with an active tennis and bowling club. There are good local amenities at Goldenacre and a Morrisons, Waitrose and Sainsbury's supermarket within easy reach. The Royal Botanic Gardens are also within moments of the property as is the pleasant walkway of the Water of Leith. Specialised shopping including independent shops, coffee shops, bars and restaurants are available in nearby vibrant Stockbridge. The waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are in easy driving distance and there is good road access both to the east and west. Excellent schooling is well represented in both the state and private sectors.



Extras

All fitted floor coverings, curtains, blinds, light fittings, cooker, fridge freezer, dish washer, washing machine are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£475,000

EPC Rating

F

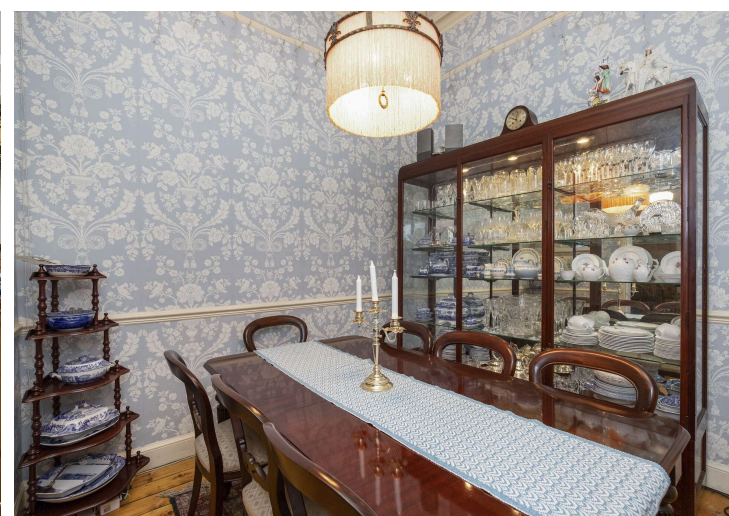
Tenure

Freehold

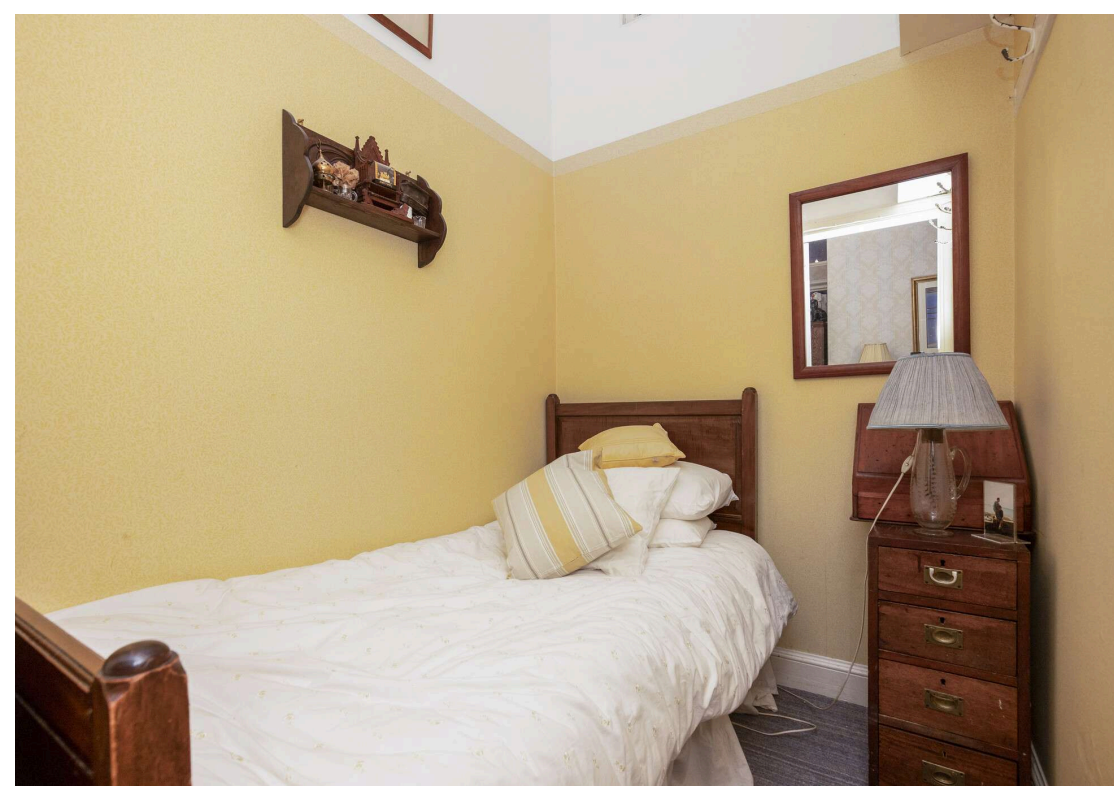


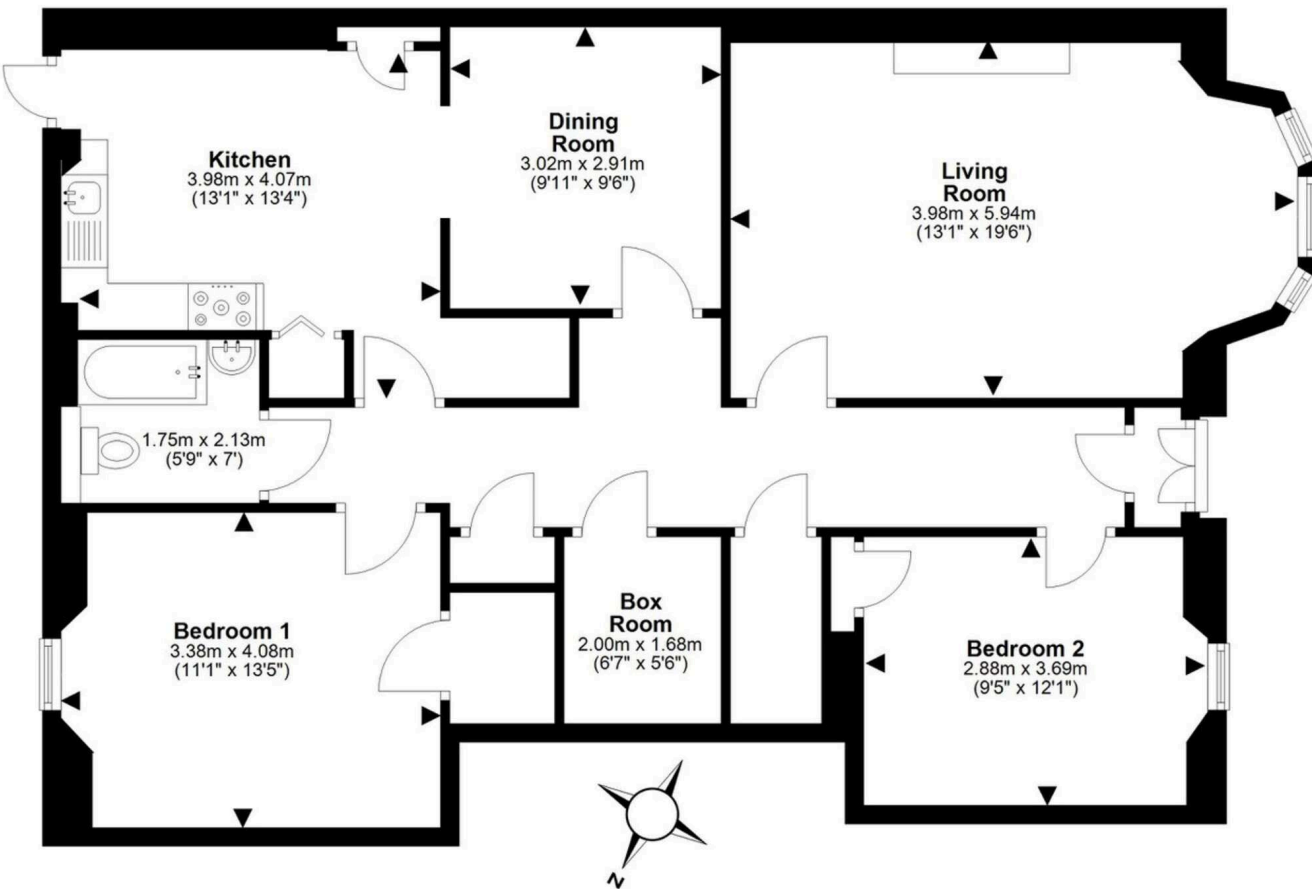


'Charming property packed with beautiful period features'









Total area: approx. 101.4 sq. metres (1091.3 sq. feet)

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



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