



Bright and spacious

Three-bedroom, second floor flat



This lovely, bright and spacious, three-bedroom, second floor flat is situated in a quiet residential area in the sought after Inverleith area of Edinburgh. The property has been beautifully presented by the current owners and benefits from stunning views across Edinburgh to the Castle, ideal for those looking for a property in walk-in condition. The accommodation consists of a communal stair, hallway with good storage, an inner hall, a light filled living room, which leads into the dining kitchen, with its modern, white fitted units, appliances and Castle views. There are three double bedrooms, each with fitted wardrobes and one with a Castle view, a smart bathroom and a cloakroom with w.c. There is a single garage, parking and well-kept communal grounds.

Key Features

- Communal stair
- Hall and inner hall
- Living room
- Dining kitchen
- Three double bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Garage and parking
- Communal grounds

The grounds are managed by a Ferryfield Residents Fund - £600 per year to the block fund for stair cleaning, general maintenance and a contribution to the sinking fund for the roof and £50 per year for maintenance of the garden grounds.



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 coffee shops, bars and restaurants are available in nearby cosmopolitan 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, blinds, light fittings, oven, hob, washing machine, tumble drier, fridge freezer, dishwasher 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

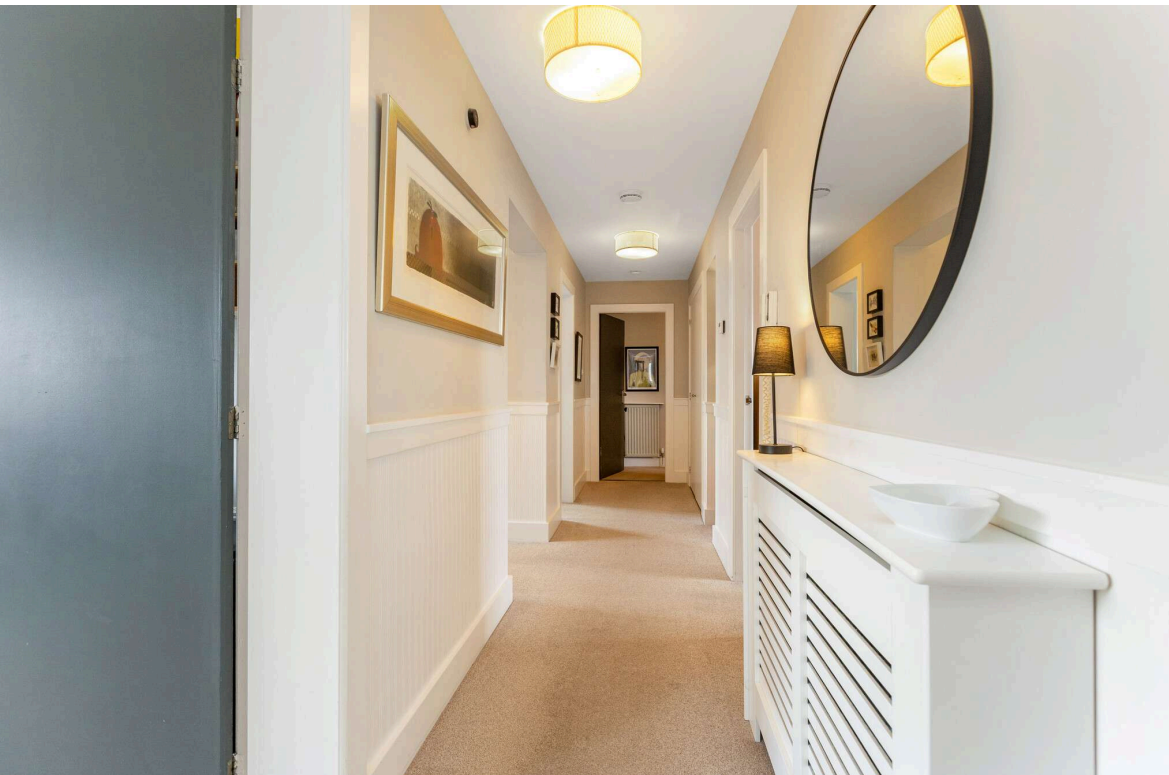
£340,000

EPC Rating

B

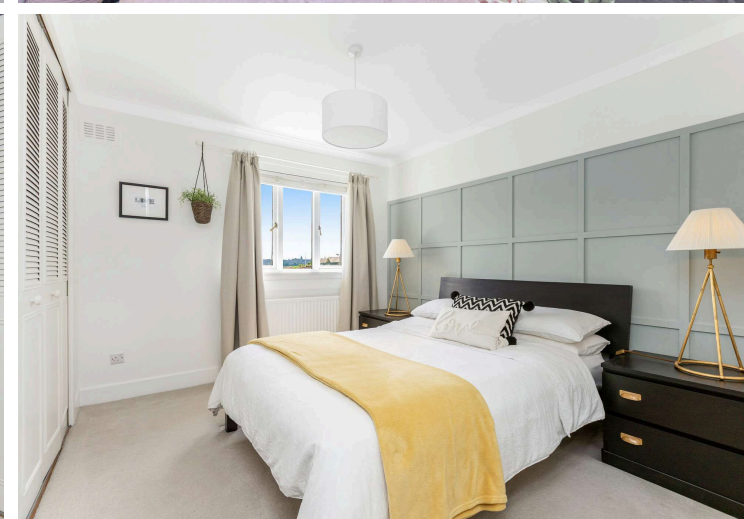
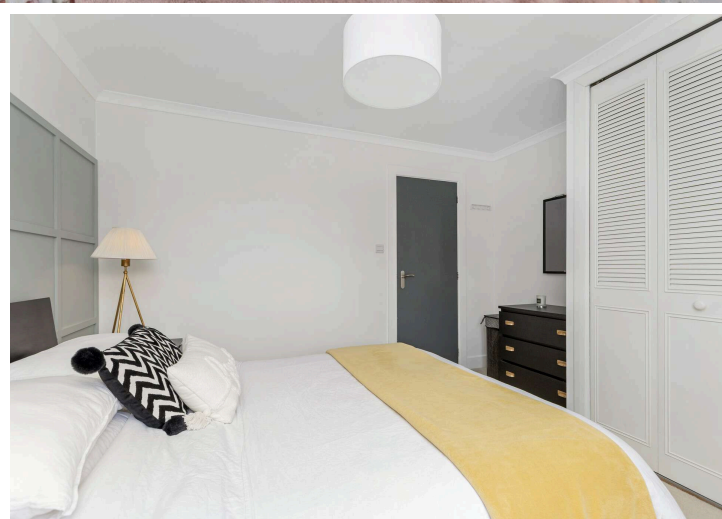
Tenure

Freehold



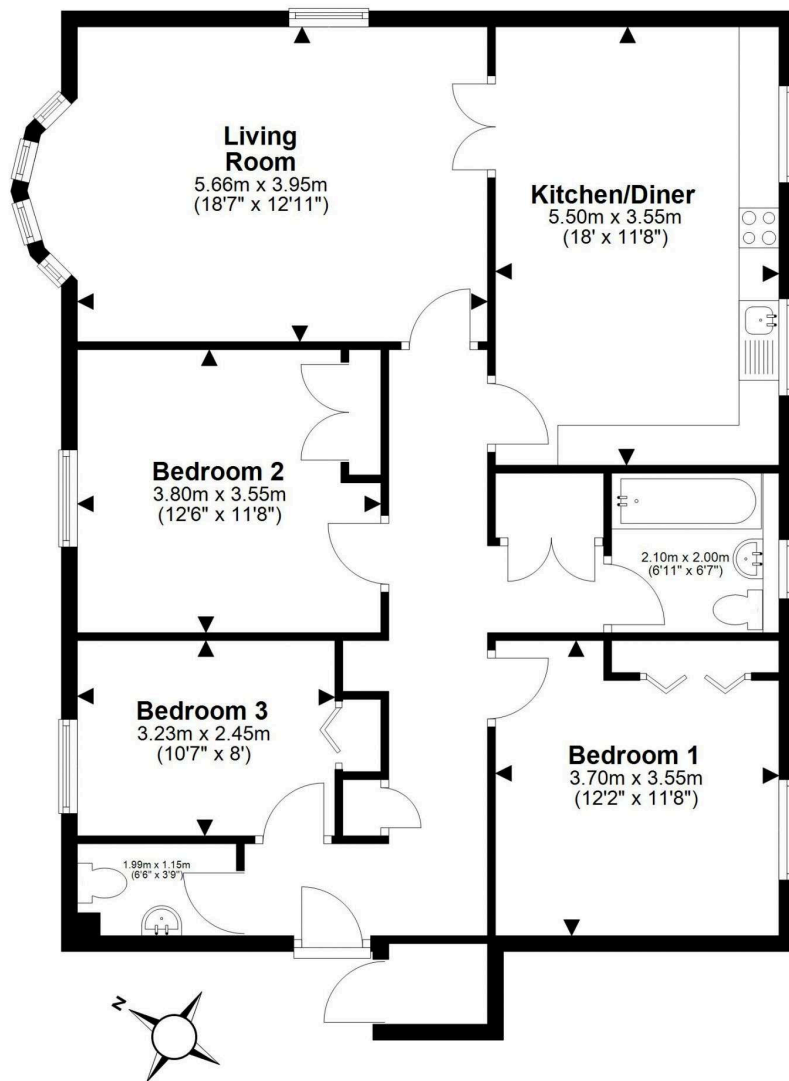


"Fantastic, spacious flat, in walk-in condition with stunning Castle views, in sought after Inverleith. Also benefits from a garage and parking"









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.



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