



Attractive, and with panoramic views

Three-bedroom, semi-detached house



A most attractive and spacious, three-bedroom, semi-detached house, located within a peaceful, well established residential development, in the sought-after Inverleith area of the city. It has a pleasing open outlook in both directions with panoramic views of the Edinburgh skyline to the Castle to the rear. It has been well maintained, benefiting from gas central heating, double glazing, quality floor coverings and good décor throughout. The accommodation comprises, lounge/dining room, which has a door and windows to the rear, and is light filled and well-proportioned, a breakfasting kitchen, which has been fitted with modern units, toning worktops, three good sized bedrooms, two with fitted wardrobes. Completing the interior is a very stylish, newly fitted, tiled shower room. The property has a lovely well-kept, easily maintained, south facing garden to the rear, and to the front, it has been chipped and paved with a drive leading to the single garage. The property is close to excellent local amenities, surrounded by lovely walks and cycle paths, with Inverleith and Trinity Park easily reached on foot. There are quick links to both the City Centre, road networks and the airport.

Key Features

- Porch
- Hall
- WC / cloakroom
- Lounge / dining room
- Kitchen
- Three bedrooms
- Shower room
- Double glazing
- Gas central heating
- Good storage, including attic
- Garden to front and rear
- Garage
- Driveway



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 and light fittings, electric oven and gas hob. 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

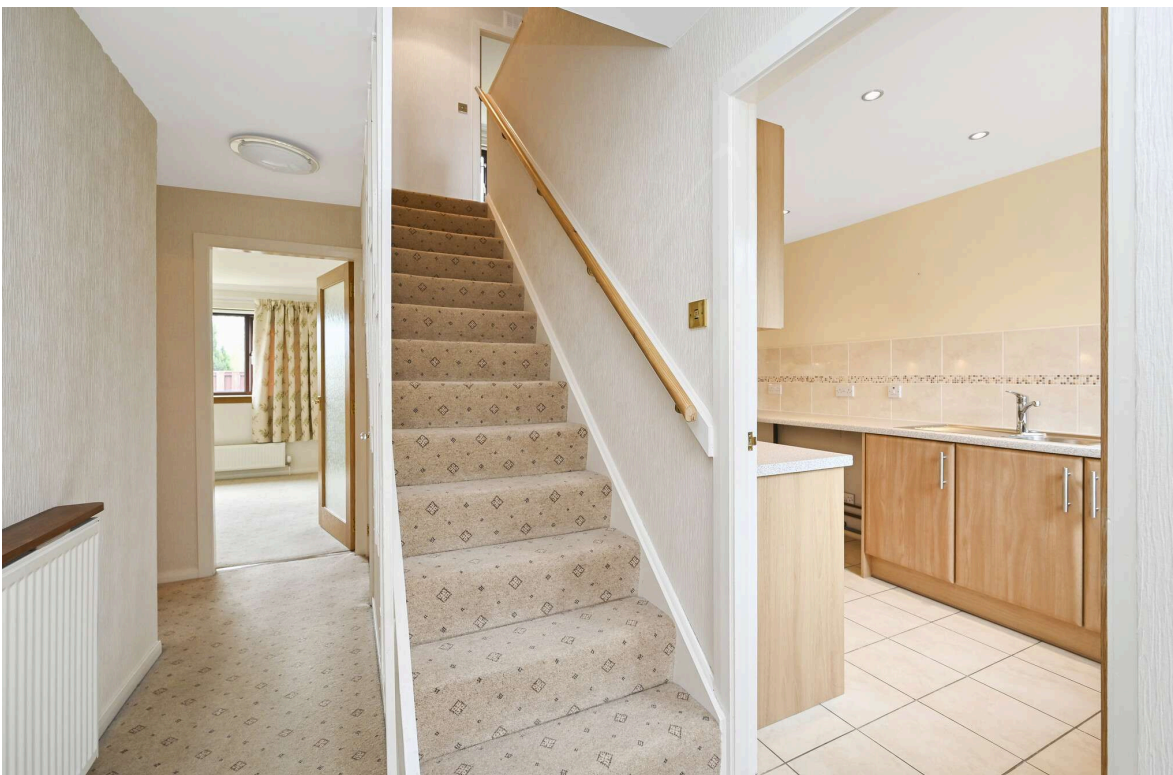
£465,000

EPC Rating

C

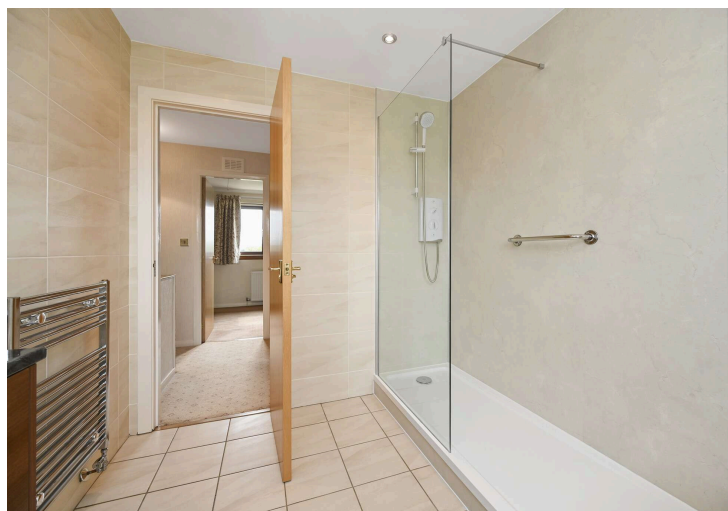
Tenure

Freehold



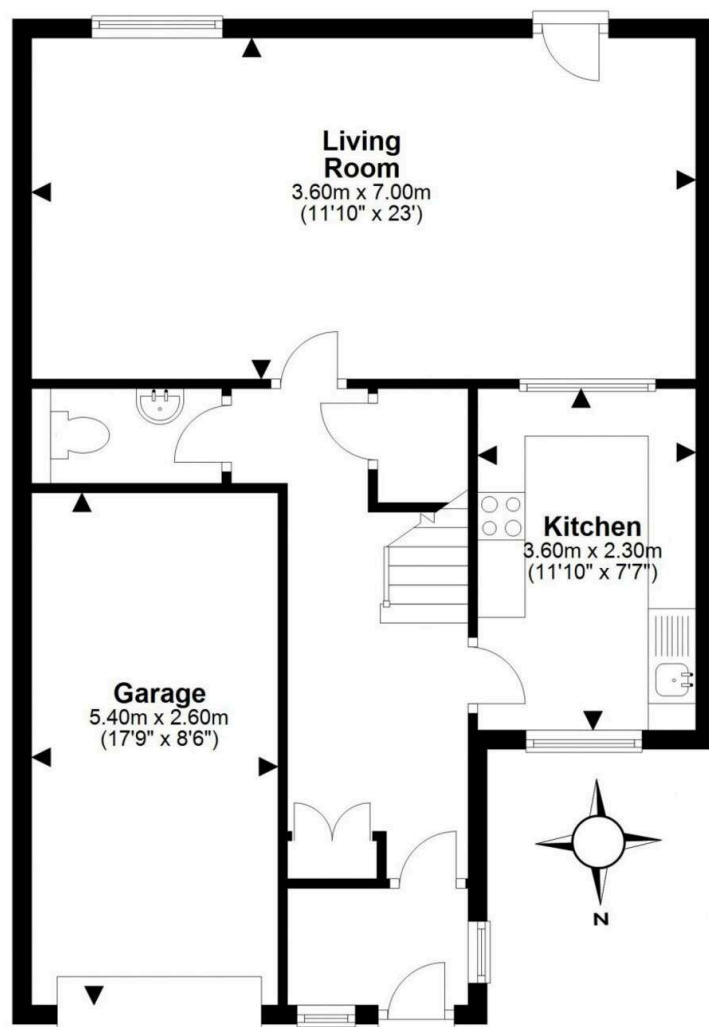


*"Wonderful home, with
panoramic views of the
Edinburgh skyline to the
Castle"*

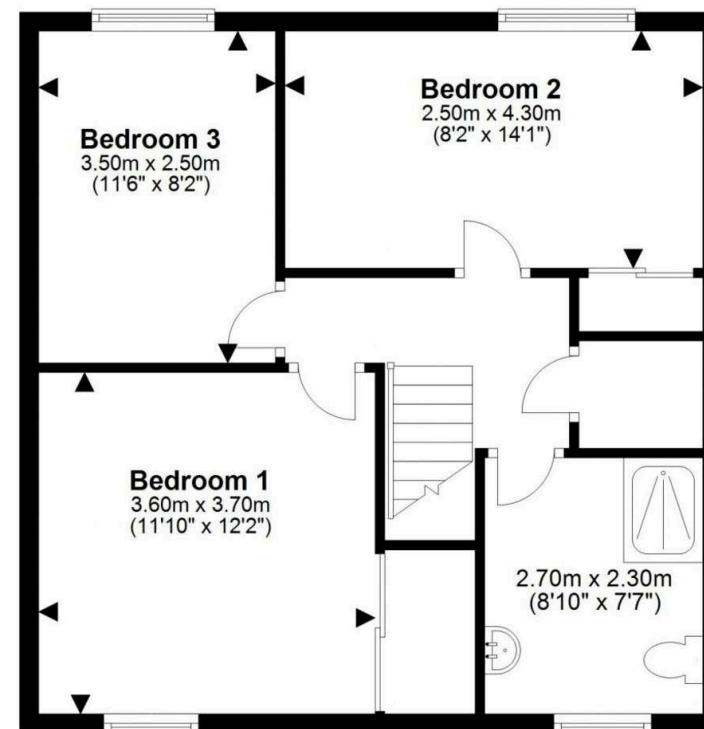








Ground Floor



First Floor

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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