



Bright and spacious

Two bedroom, second (top) floor flat



This bright and spacious, two-bedroom, second (top) floor flat is situated in a quiet, leafy residential development in the sought after Inverleith Area of Edinburgh, close to excellent local amenities, bus routes and Inverleith Park. The accommodation consists of a communal stair, with an entry phone system, hallway with storage, an attractive lounge, with a bay window and leafy outlook and a dining kitchen, with a good range of fitted units, appliances and space for a table and chairs. There are two double bedrooms, both with storage and a family bathroom, with a bath and overhead shower. There are well-kept communal grounds and residents parking and this flat has an allocated parking space.

Key Features

Communal stair with entry phone system

Hall, with storage

Lounge with bay window

Dining kitchen

Two double bedrooms

Bathroom

Gas central heating

Double glazing

Communal grounds

Allocated parking space

Factored by Trinity Factors - Approx £400 per quarter



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 close proximity 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, light fittings, oven, hob, fridge freezer and 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

D

Home Report Valuation

£220,000

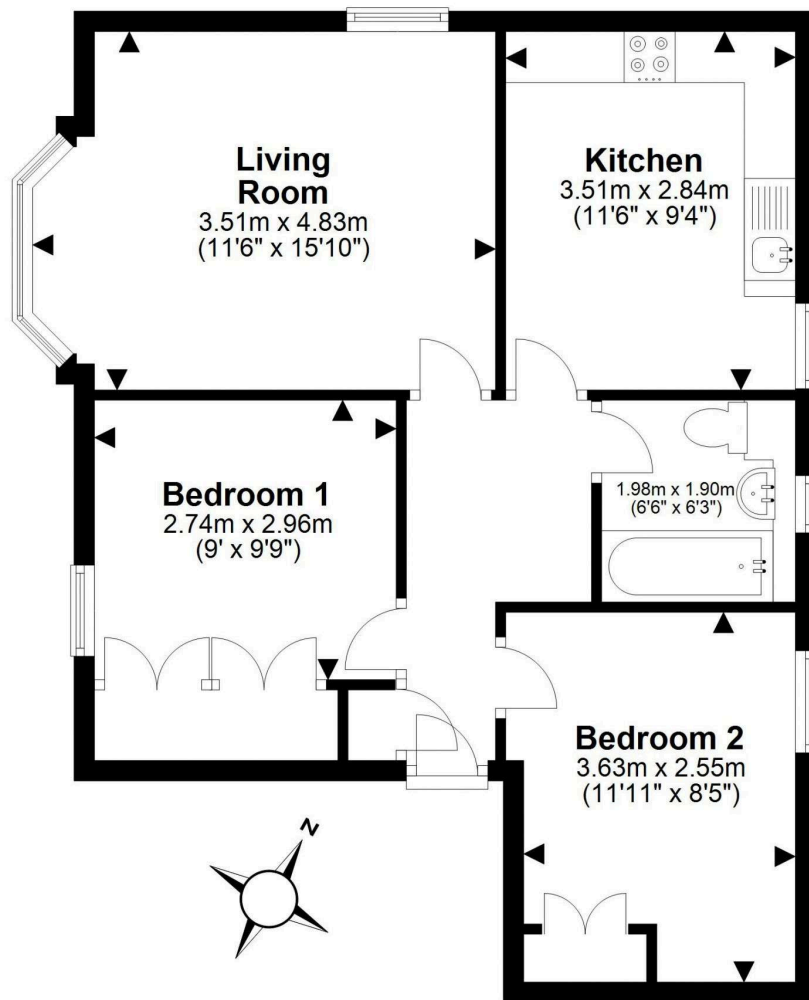
EPC Rating

C

Tenure

Freehold





Total area: approx. 55.6 sq. metres (598.4 sq. feet)

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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