



# 32 Eildon Street, Inverleith

Inverleith, Edinburgh, EH3 5JX



VMH ESTATE AGENTS





## Well proportioned 3 bedroom terraced house with lovely south-west facing garden

- Spacious sitting/dining room
- Kitchen
- Double bedroom 1 with built in wardrobes
- Double bedroom 2 with built in wardrobes
- Bedroom 3 & attic room
- Bathroom
- Desirable residential area
- Lovely south-west facing private garden
- Permit parking
- Gas central heating & double glazing



**Offers Over: £400,000**

**EPC Rating: D**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

**[vmh.co.uk](http://vmh.co.uk)**



# About the Property

Located in the highly sought after residential area of Inverleith, this appealing terraced house benefits from a front garden and a lovely south-west facing rear garden. The property is situated in a peaceful residential cul-de-sac and lies within easy reach of a variety of local amenities and the city centre. The interior of the property now requires upgrading and modernisation but offers superb potential for a buyer to create a wonderful home to their own style and requirements.

Please note the current seller has been granted planning permission to extend the property - Planning application reference 24/01809/FUL.

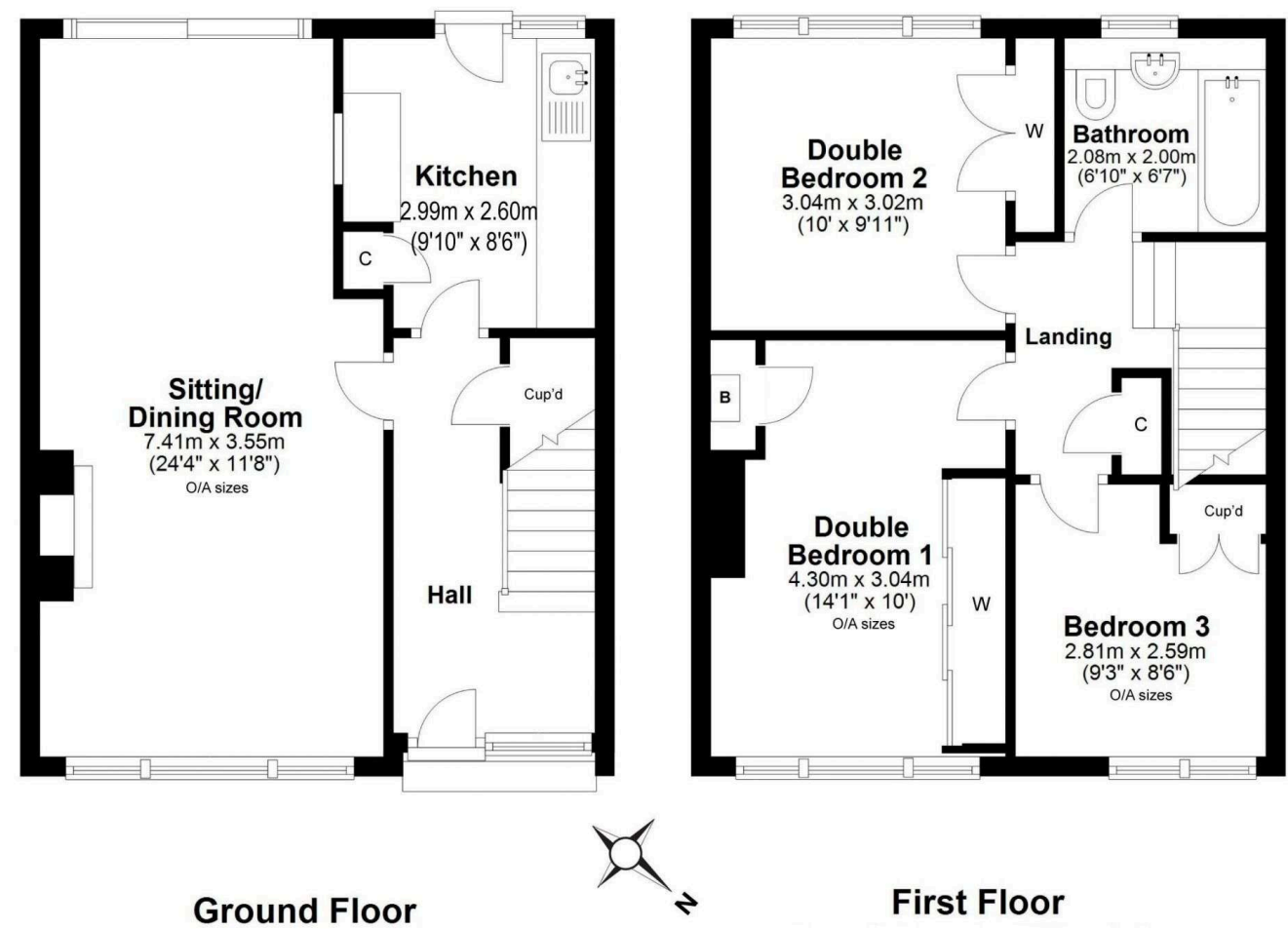
Link: <https://citydevelopment.edinburgh.gov.uk/idoxpa-web/applicationDetails.do?keyVal=SBZ3KQEW70>

## Extras

All fitted floor coverings and light fittings are included in the sale price.



# Floor Plan



## Location

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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.