



13/8 Eildon Terrace

Edinburgh, EH3 5NL



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71sqm

EPC

C

AS Anderson
Strathern

13/8 Eildon Terrace

Edinburgh, EH3 5NL

Located in Edinburgh's desirable Inverleith and minutes from The Royal Botanic Gardens, this bright and spacious two bedroom flat offers a fabulous opportunity to create your dream home.

Set on the second floor, it enjoys a sunny south facing aspect to the front, filling the impressive living room with natural light. The generous layout includes two well proportioned bedrooms, a practical kitchen, and a bathroom. While some modernisation is required, the property has fantastic potential.

You'll find excellent storage throughout including multiple cupboards and built-in wardrobes in each bedroom. The home benefits from double glazing and efficient gas central heating, keeping it cosy all year round. Outside, there is the rare advantage of a private garage in this sought after location.

With Inverleith Park, charming Stockbridge, and the city centre all within easy reach, this property offers the best of Edinburgh living. Whether you're a first time buyer, an investor, or are looking for a spacious city base, this flat combines a prime location with space, light and endless possibilities.

Property features

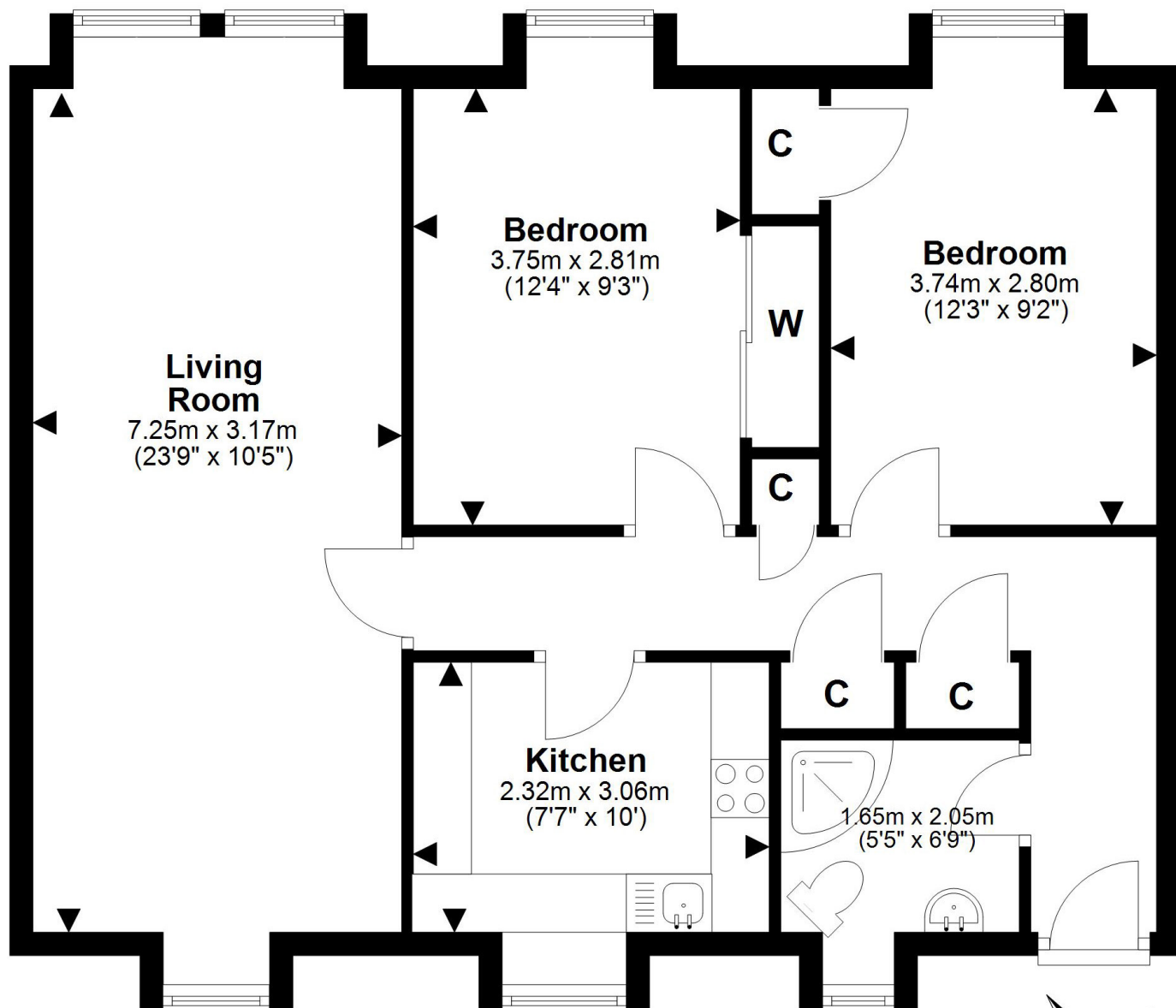
- Prime Inverleith location
- Generous living room
- Garage
- Excellent storage
- Private residents' parking
- Double glazing
- Gas central heating
- Great potential



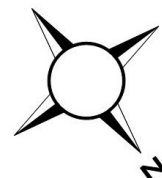


Location

Inverleith is an affluent and established residential district lying approximately 1.5 miles to the north of the city centre. The area benefits from pleasant leafy streets and being close to Inverleith Park. There are good local amenities at Goldenacre and The Royal Botanic Gardens are also close by, 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. There are regular bus services to and from the city centre and surrounds.



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.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

Council Tax band E

The building is factored by Trinity Factors at an approximate cost of £205pa.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

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