



5 Leven Terrace
THE MEADOWS | EDINBURGH | EH3 9LT


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Forming part of a traditional Victorian tenement building in The Meadows, this superb three-bedroom, main door flat is conveniently located within walking distance of a wide variety of local amenities in Marchmont, Bruntsfield and the City Centre. This impressive property is entered at street level into a vestibule, that in turn, opens into a substantial central entrance hall that provides access to all rooms and offers five recessed cupboards for storage. To the front is a generously sized, bay-fronted sitting room faces south-west meaning the room is flooded with light and provides charming views across the Meadows towards Arthur's Seat. There is ample space for dining, whilst the stunning original cornice adorns the ceiling above.

The living room and main bedroom both provide access to a well-proportioned box room which offers astounding versatility as a home office, studio or addition storage space. To the rear of the property is a spacious kitchen/dining room that opens to the communal garden to the rear of the building. There is ample storage and worktop space, with space for all modern appliances. The primary and second bedrooms are situated to the rear and overlook the communal garden, whilst bedroom two has a stylish modern ensuite shower room. The third bedroom is placed to the front and enjoys the same views over the Meadows as the sitting room.

A well-appointed bathroom completes the accommodation internally. Offering spacious and contemporary accommodation in good order, the property benefits many period features including working shutters and ornate cornicing, a lovely leafy outlook over the delightful Meadows, private front garden with a pond and direct access through French doors to a well-maintained shared garden to the rear.

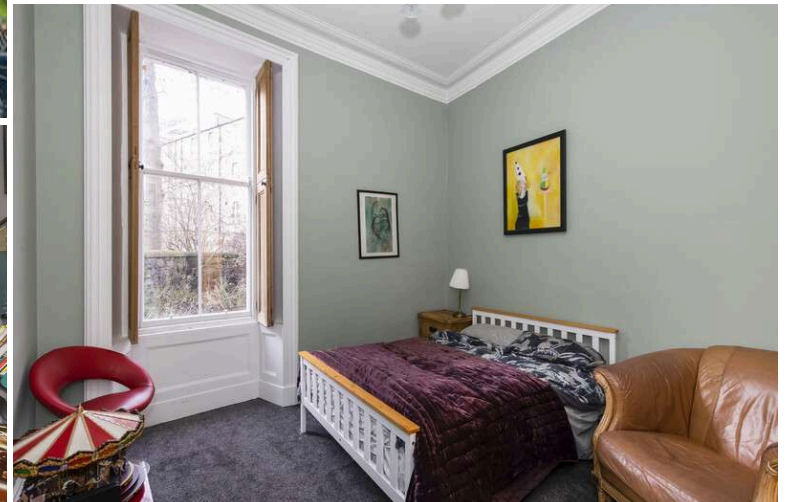
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

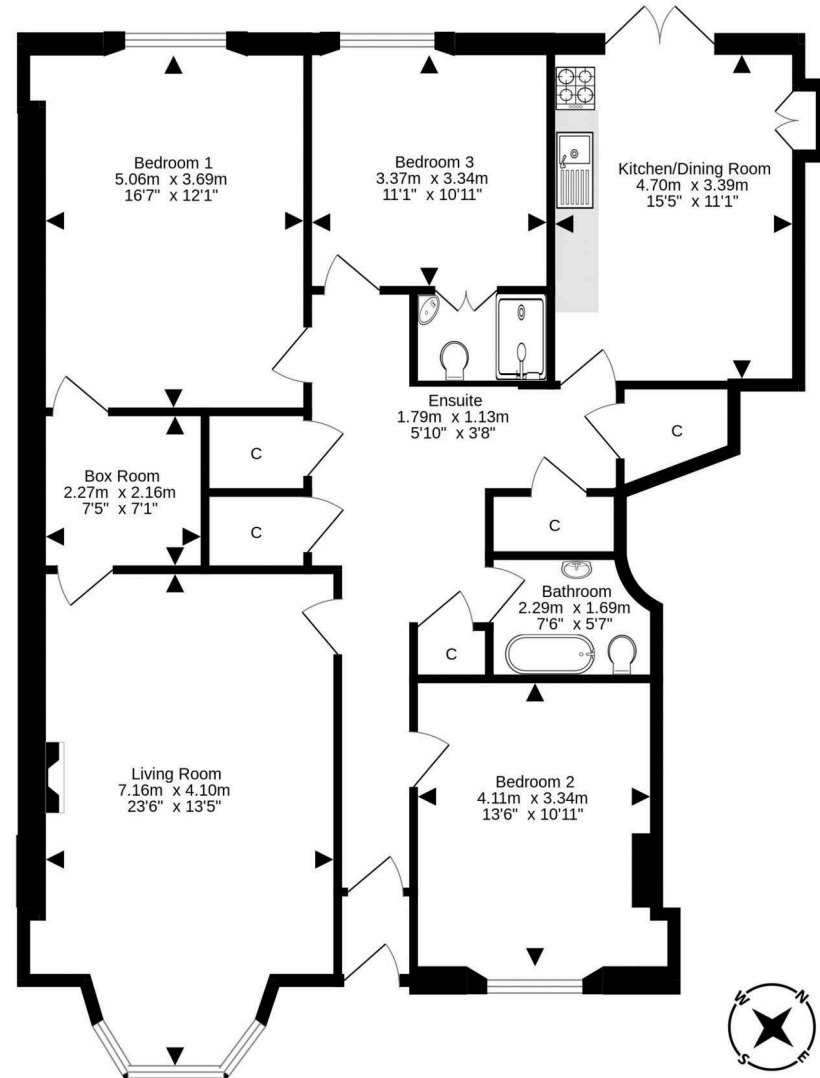
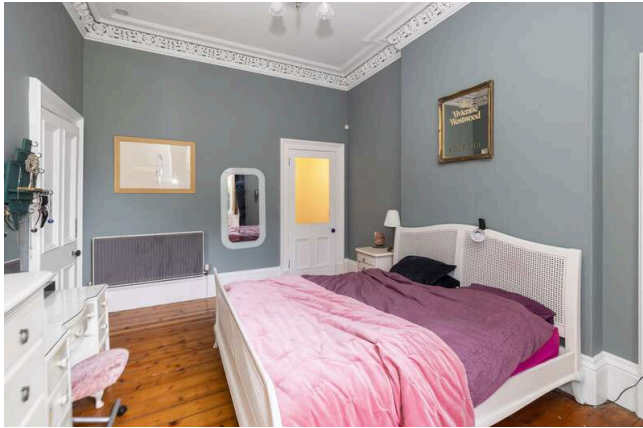


- Main door flat in a traditional Victorian tenement building
- South-west facing sitting room with bay window and views over The Meadows
- Three spacious double bedrooms
- Kitchen/dining room with direct access to shared rear garden
- Private front garden
- Conveniently located with easy access to Marchmont, Bruntsfield and the City Centre

The blinds and shutters, dishwasher, cooker, washing machine and sofa will be included in the sale of the property . EPC C

The Meadows is an extremely sought after area in Edinburgh's southside, popular amongst city dwellers and students alike due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. The flat lies adjacent the green expanse of the Meadows whilst Arthur's Seat, one of the City's famous landmarks is also nearby. There is an extensive choice of shops available and plenty of fashionable bars, cafes and restaurants in Newington and Bruntsfield. Leisure and sporting opportunities are also in abundance. Regular bus services run to the City Centre and other areas, whilst The Royal Infirmary and Scottish Parliament are easily accessible.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023