



Charming, and with period character

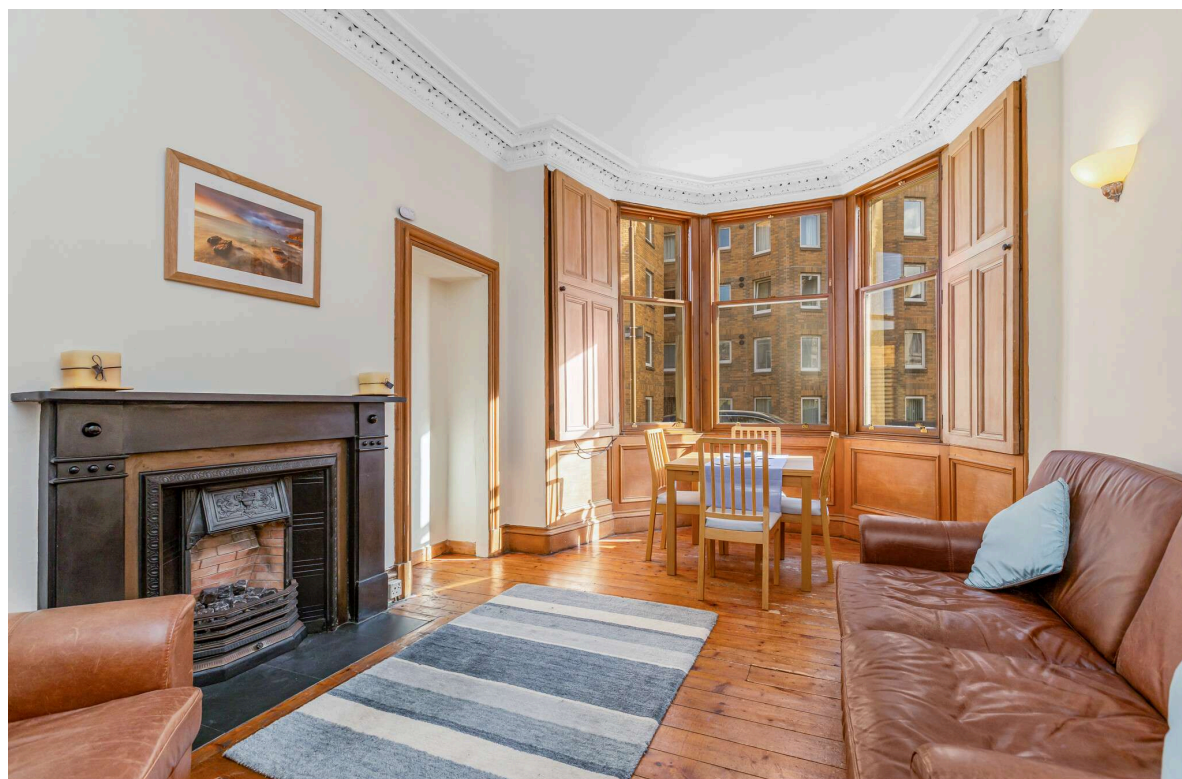
Two-bedroom, Ground floor flat



Forming part of a traditional Edinburgh tenement, situated in a quiet cul-de-sac within the highly desirable Goldenacre area, this charming two-bedroom ground floor flat beautifully combines period character with comfortable modern living. The property retains a wealth of original features including high ceilings, ornate cornicing, original floors and doors, working shutters, and several traditional Edinburgh Press cupboards, all contributing to its timeless appeal. The generous bay-windowed lounge is a particularly attractive space, filled with natural light and centred around a fireplace with gas fire, creating a warm and inviting focal point. The kitchen is fitted with contemporary units along with integrated appliances, offering a practical and stylish space. There are two well-proportioned bedrooms. The spacious double bedroom benefits from an Edinburgh Press cupboard, while the second bedroom is a comfortable single room featuring its own fireplace and traditional shutters. The bathroom is fitted with a bath and overhead shower, complemented by attractive tiling and a ladder-style radiator. The welcoming hallway offers excellent storage, including a larder cupboard, an Edinburgh Press, and a further storage cupboard. Externally, the property enjoys access to a well-maintained communal garden to the rear, while a delightful private front garden provides an ideal spot for outdoor seating. Permit parking is available on the street. Located in the popular Goldenacre district, the property is within easy reach of excellent local amenities, green spaces, and convenient transport links to Edinburgh's city centre. Early viewing is highly recommended to appreciate the character and setting of this appealing home.

Key Features

- Communal entrance
- Hall with 3 storage cupboards
- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Period features
- Double glazed sash and case windows
- Gas central heating
- Private front garden
- Communal rear garden
- Permit parking



Goldenacre

Goldenacre is a desirable residential area in north Edinburgh, situated just off Inverleith Row and close to the neighbouring districts of Stockbridge, Trinity and Canonmills. The area benefits from excellent local amenities including a range of convenience shops, cafés and everyday services around the junction of Inverleith Row and Ferry Road. Larger supermarkets and additional retail options can be found nearby in Canonmills, Comely Bank and on Ferry Road. Residents are well served by green spaces, with the renowned Royal Botanic Garden Edinburgh, Inverleith Park, and the Water of Leith Walkway all within easy walking distance, offering attractive outdoor recreation and scenic walking and cycling routes. Sporting facilities are also available at the Goldenacre Sports Ground, home to a variety of rugby, cricket and other sports. The area is conveniently positioned for access to the city centre via frequent bus services along Inverleith Row, while excellent schooling options are available locally, including a number of well-regarded state and independent schools.



Extras

All fitted floor coverings, light fittings, oven, hob, washing machine and fridge freezer are included in the sale (no warranties given). Furniture may be available by separate negotiation.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

C

Home Report Valuation

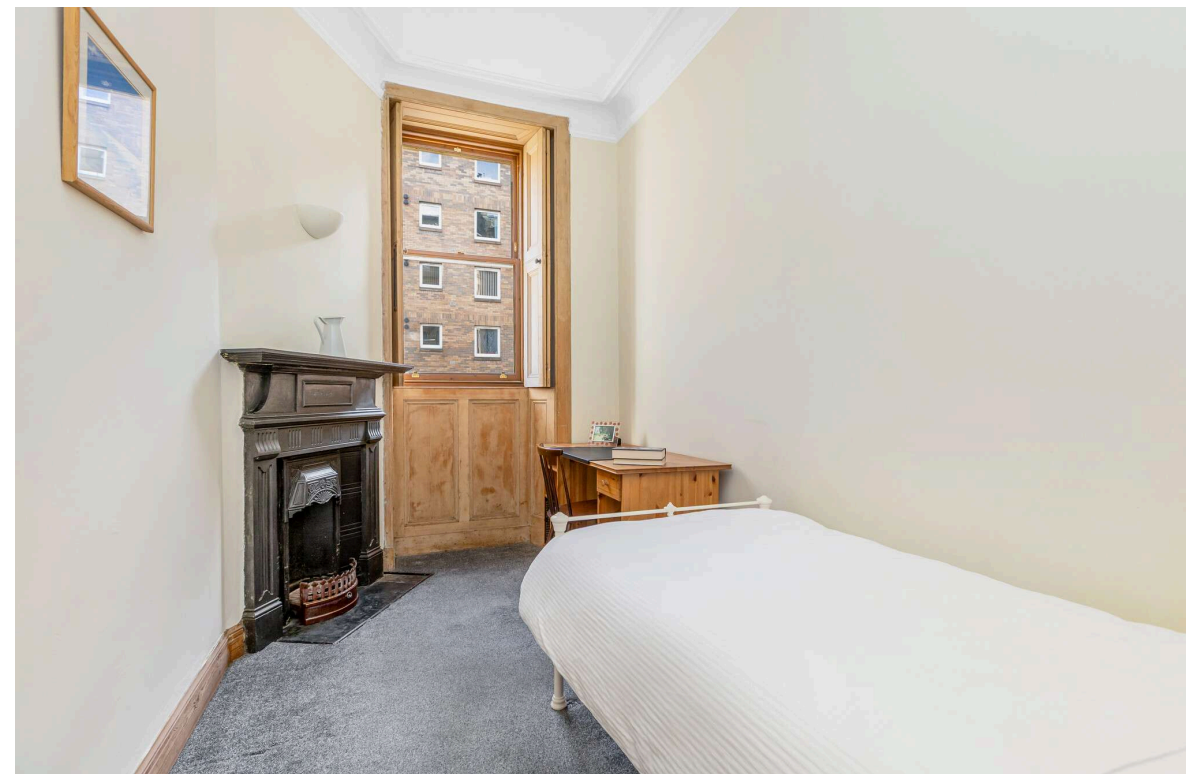
£335,000

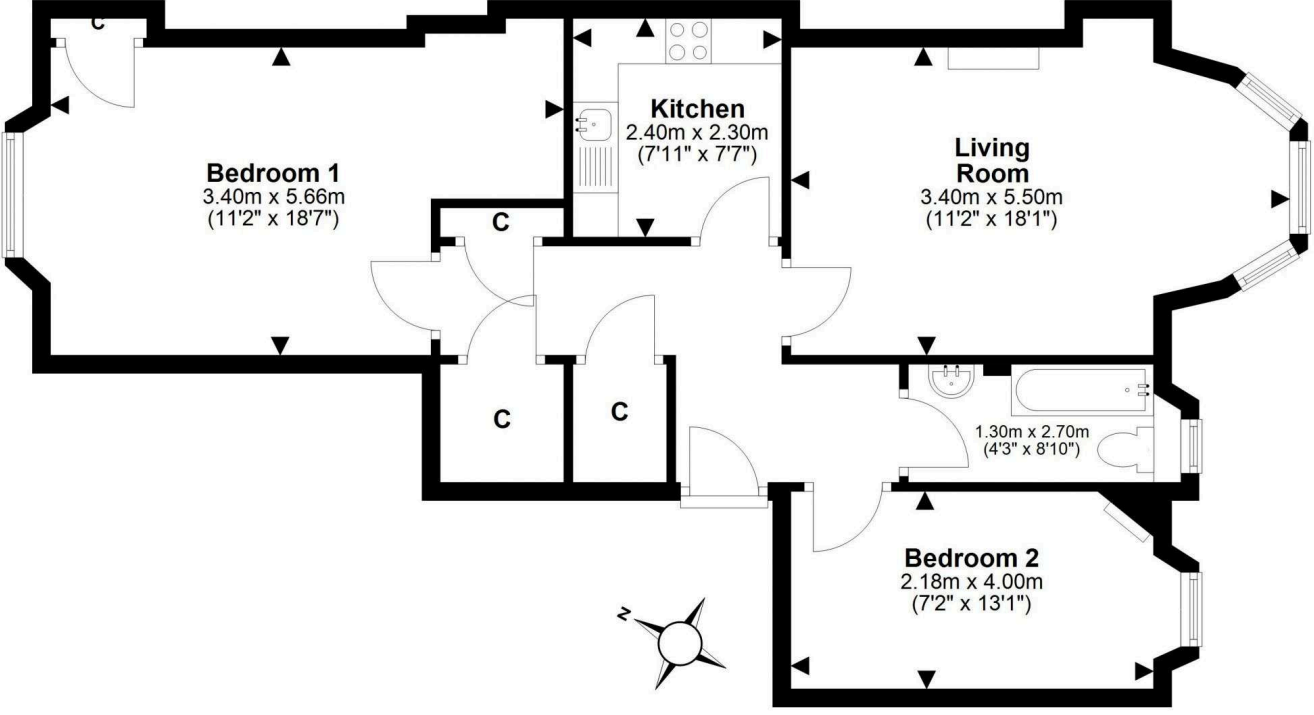
EPC Rating

E

Tenure

Freehold





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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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk



Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648



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