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SOLICITORS & ESTATE AGENTS



12/1 Inverleith Terrace  
EDINBURGH, EH3 5NS

No onward chain  
Charming Georgian features  
Prime residential address  
High end finishing's throughout  
Short walk from the Botanical Gardens  
EPC: C  
Council tax band: G

Set within the prime residential district of Inverleith, just a stone's throw from the Royal Botanic Garden, the vibrant cafés and boutiques of Stockbridge, and excellent connections to the city centre, this exceptional Georgian home offers a rare opportunity to acquire a property of both character and distinction.

Rich in period elegance, the property showcases a wealth of handsome original features, from its grand staircase to the impressive cupola above, which floods the central hall with natural light and creates a wonderful sense of arrival. Accessed via a shared entrance with just one other property, the home opens into a welcoming reception area before rising to the principal living accommodation. To the front, the magnificent drawing room is bathed in natural light from three large sash and case windows, framing a lovely leafy outlook across Inverleith Terrace. A striking marble fireplace with an inset electric fire creates an elegant focal point, while the generous proportions make it an ideal space for entertaining or relaxing.

To the rear, a second reception room—currently arranged as a dining and sitting room—enjoys elevated views across Edinburgh's skyline towards Edinburgh Castle and beyond. A beautifully appointed Chesneys gas fire adds warmth and character, making this a truly special space.

The adjoining galley kitchen has been thoughtfully designed with quartz worktops and bespoke cabinetry, cleverly concealing the freestanding fridge/freezer and boiler. High-specification appliances, including a Gaggenau oven and induction hob, provide both style and practicality. A convenient guest WC completes this level.

Upstairs, the accommodation continues with three well-proportioned bedrooms. The principal bedroom, positioned to the rear, benefits from fitted wardrobes, excellent storage, beautiful open views, and direct access to a Jack-and-Jill shower room. To the front are two further bedrooms, including a generous double and a smaller bedroom currently used as a home office or study.

Offered to the market with no onward chain, this expansive and beautifully balanced home effortlessly combines timeless Georgian grandeur with modern comfort and practicality.

#### **Location**

Inverleith Terrace is located approximately one mile north of Edinburgh city centre, in one of the capital's most sought-after residential districts. Directly opposite lies the historic Royal Botanic Garden, while nearby Inverleith Park offers excellent recreational facilities and scenic open green space.

The area is exceptionally well served by local amenities, with the charming village atmosphere of Stockbridge just a short walk away, offering an eclectic mix of independent shops, cafés, restaurants, and boutiques. The nearby Water of Leith Walkway provides beautiful pedestrian routes connecting Stockbridge, Dean Village, and beyond.

Excellent schooling is available nearby, including Broughton High School, as well as prestigious private schools such as Edinburgh Academy and Fettes College. Princes Street and the city centre are easily accessible by foot, bicycle, or regular public transport services operating along Inverleith Row. The area also benefits from residents' permit parking.

















**Total: 2246 sq. Ft, 208 m2**

Basement: 256 sq. Ft, 24 M2, 1st Floor: 1049 sq. Ft, 97 M2, 2nd Floor: 941 sq. Ft, 87 m2

Excluded Areas: Open To Below: 12 sq. Ft, 2 M2, Fireplace: 18 sq. Ft, 3 M2, Low Ceiling: 10 sq. Ft, 1 M2,

Walls: 145 sq. Ft, 14 m2

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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