










Offers Over

£900,000

30A Inverleith Place

Inverleith | Edinburgh | EH3 5QB

A generously proportioned upper villa, occupying the first floor of an elegant Victorian house and enjoying a superb location, adjacent to Edinburgh's Botanical Gardens, on one of the capital's most desirable residential streets.

-  4 bedrooms
-  1 public room
-  2 bathrooms
-  Driveway and single garage
-  Extensive private rear garden
-  EPC rating – D
-  Council tax band - G



Description

The property is ideally located to take advantage of some of Edinburgh's most beloved green spaces, including the Royal Botanical Gardens on the doorstep and nearby Inverleith Park with its spectacular views of the castle and numerous iconic landmarks.

There is a substantial lawned garden, gated drive and single garage, making this a superb home for growing families and those downsizing from a more substantial home.

The property is accessed via a shared hall and briefly comprises: grand hallway with wood flooring, coving and intricate stained glass windows, elegant bay fronted reception room with beautiful parquet flooring, tasteful plasterwork to the walls, coving, ornate focal fireplace and spectacular south facing views toward the Botanics, well equipped breakfasting kitchen which is in good order but offers excellent potential to upgrade to individual taste, good sized principal bedroom with a bay window overlooking the rear garden, built-in storage and recently upgraded luxury en-suite with bath and walk-in drench shower, a further well-proportioned double bedroom with a leafy south facing aspect, two smaller double bedrooms, and main family bathroom with tiling to walls, three piece white suite, over-bath mains shower and splash screen.



Extras

All floor coverings, light fittings, fixtures, curtains, white goods and integrated appliances will be included.

Gardens, Parking and Garage

To the front of the house a gated drive is flanked by verdant well stocked beds, leading in turn to a single garage and shared parking. The flat boasts its own substantial lawned garden, bordered by hedgerow and peppered with a variety of bushes, shrubs and mature trees. The space has a wonderfully tranquil feel and features a charming summerhouse, offering an idyllic spot to relax and entertain during the warmer months.

Viewing

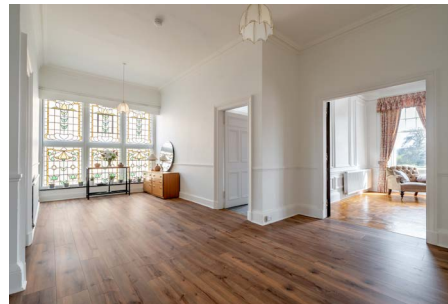
By appointment through Neilsons (0131 625 2222).





Location

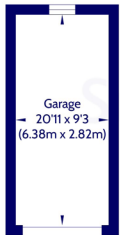
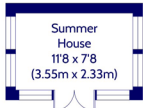
The property is located in Edinburgh's desirable Inverleith area, within easy reach of the city centre and a good choice of nearby local amenities.. The neighbouring areas of Stockbridge and Canonmills offer a wider variety of popular cafes, bars and restaurants, together with boutique shops, a weekend market, an M & S Food Hall and a Waitrose supermarket. There is a wealth of delightful green spaces in the neighbourhood, including Inverleith Park and the much-loved Royal Botanical Gardens. For the active type there is ready access to walks, jogs and cycling along the Water of Leith Walkway together with commuting links via the capital's popular network of cycle paths. Frequent buses provide excellent access to the city centre and surrounding areas, and the property is ideally placed for connections to Edinburgh Airport and the main arterial routes out of the city.



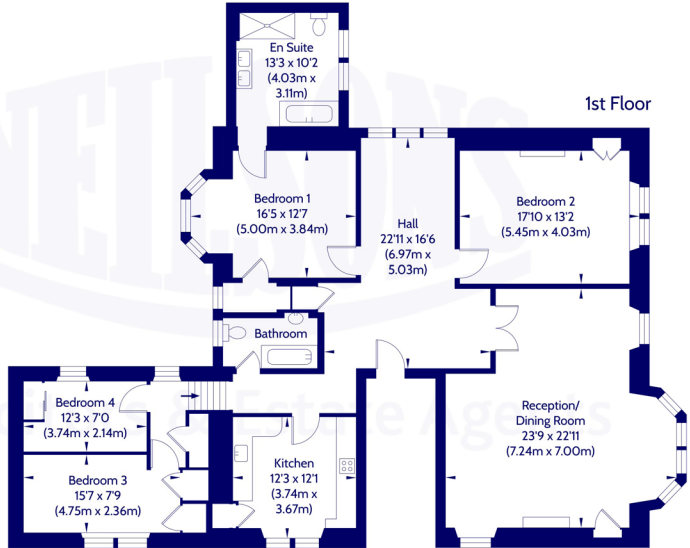


Approx. Gross Internal Floor Area 178 Sq M / 1917 Sq Ft.

Ground Floor



1st Floor



Area excludes Garage & Summer House.

All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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