










Offers Over
£450,000

5/3 Bangholm Terrace

Goldenacre | Edinburgh | EH3 5QN

An excellent opportunity has arisen to acquire this stunning second-floor flat, forming part of a traditional tenement building and enjoying beautiful views across Edinburgh's skyline. Ideally situated in the highly sought-after area of Goldenacre, the property benefits from close proximity to excellent local amenities, convenient transport links, and easy access to the city centre.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathrooms
-  Zoned Parking
-  Communal Garden
-  EPC Rating – C
-  Council Tax Band - E



Description

The accommodation which is presented to the market in move-in condition, in brief comprises; secure entry system, welcoming entrance hallway, light and airy bay windowed reception room with gas fireplace, beautiful cornicing and stunning views of Edinburgh's skyline, stylish modern fitted kitchen/dining with integrated appliances and useful utility cupboard, well proportioned principal double bedroom with feature fireplace, two further good sized bedrooms and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and refurbished sash & case windows.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

Gardens & Parking

There is a communal garden to the rear of the building and permit/metered parking is available to the front and in the surrounding area.

Viewing

By appointment through Neilsons 0131 625 2222.





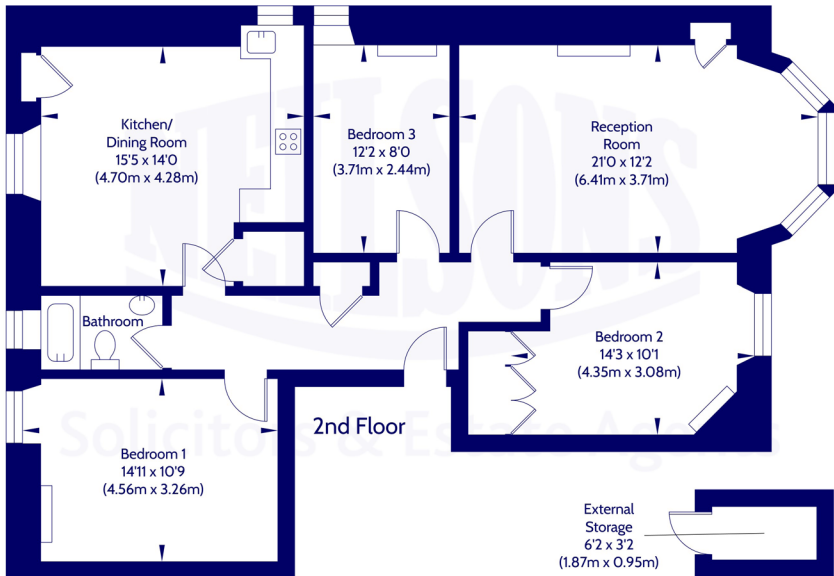
Location

Bangholm Terrace is located in the vibrant Goldenacre district and is ideally located for access to the city and the superb assortment of world class amenities therein. Regular bus services afford access to the city centre and Leith. Whilst local convenience shopping is readily available for daily requirements, the vibrant Canonmills and Stockbridge areas are easily accessible, offering reputable restaurants, delicatessens and coffee shops. Ocean Terminal and The Shore are situated within a short journey by bus or car, providing a wide range of retail outlets, restaurants and a multi-screen cinema. This property is within the designated catchment area for excellent local schools such as Wardie Primary School and Trinity Academy. Recreational facilities in the vicinity include the wide-open green spaces of Inverleith Park and the renowned Royal Botanical Gardens, together with ready access to walks and cycling along the Water of Leith Walkway, city cycle paths and the playing fields at Goldenacre. Whilst the property enjoys a select, central location, it is also ideally placed for connections to Edinburgh Airport and the main arterial routes out of the city.





Approx. Gross Internal Floor Area 98 Sq M / 1057 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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