



Offers Over
£285,000

26/8 Eildon Terrace

Inverleith | Edinburgh | EH3 5LU

Superb, generously proportioned second (top) floor flat forming part of a modern development in the desirable residential area of Inverleith. The property benefits from commanding views of the Edinburgh skyline as well as having an allocated parking space.

 Impressive sitting/dining room with leafy outlook

Stylish fitted kitchen with integrated appliances

 2 spacious double bedrooms with built-in wardrobes

 Modern bathroom

Attractive views of Arthur's Seat and Calton Hill

Move-in condition with quality finishes throughout

 Well-maintained shared grounds and private woodland

 Allocated parking space

 EPC rating – C

 Council tax band - E



Description

This impressive property forms part of a modern development located in the highly desirable Inverleith area of Edinburgh. Beautifully presented throughout and offered in move-in condition, the property enjoys attractive views towards Arthur's Seat and Calton Hill together with the benefit of an allocated parking space. The bright and generously proportioned accommodation has been thoughtfully upgraded and modernised by the current owner and features quality finishes including solid oak internal doors. The impressive sitting/dining room enjoys a pleasant leafy outlook to the rear, while the stylish kitchen is fitted with modern base and wall-mounted units and integrated appliances. There are two spacious double bedrooms, both with built-in wardrobes, and a contemporary bathroom. The development is set within well-maintained communal grounds, and residents additionally enjoy ownership of a private woodland area to the rear.



Extras

All floor coverings, light fittings, blinds, hob, oven, extractor hood, fridge/freezer and washing machine are included in the sale price.

Gardens, Parking and Garage

The development has well maintained shared grounds. Residents also benefit from ownership of a private woodland area to the rear of the development, creating a peaceful and leafy setting rarely found so close to the city centre. There is also an allocated parking space.

Factor

The development is factored and maintained by Trinity Factors. It costs approximately £146 per year for ground maintenance, tree maintenance and woodland estate. The communal maintenance is also looked after by Trinity Factors for approximately £180 every 6 months.

Viewing

By appointment through Neilsons (0131 625 2222).





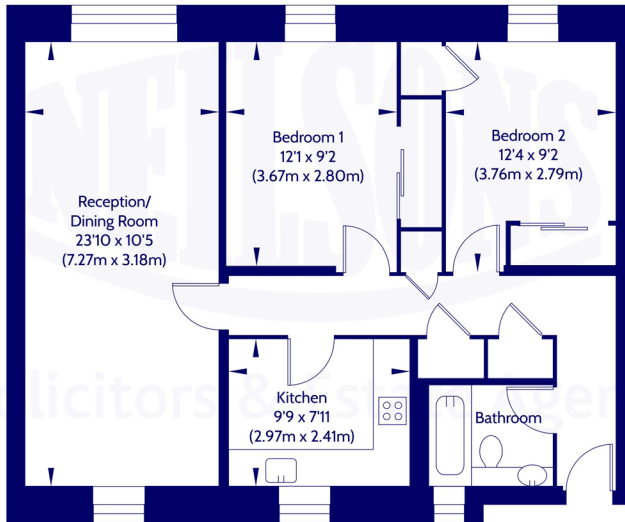
Location

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 70 Sq M / 759 Sq Ft.
2nd Floor



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.



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