



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**3A Inverleith Row**

Edinburgh EH3 5LP

# 3A Inverleith Row

Nestled on the prestigious thoroughfare of Inverleith Row, this beautifully presented lower ground floor flat is a hidden gem waiting to be discovered. Just a stone's throw away from the stunning green expanses of the Royal Botanic Gardens, this property offers a perfect blend of urban convenience and serene natural beauty, set with-in a handsome Victorian Terrace.

As you step through the entrance vestibule and into the welcoming hallway, you are greeted by warm-coloured walls and rich wood flooring that set an inviting tone for the home. The layout flows seamlessly, creating an atmosphere that is both stylish and comfortable. The tranquil aspect to the rear reveals a charming sitting room, where clever built-in storage within an old fireplace adds character and functionality. A recessed window opens to a leafy green outlook and bathes the space in natural light. This delightful sitting room is semi-open plan to the adjacent kitchen, making it ideal for entertaining or enjoying quiet evenings at home. The kitchen boasts modern wood finish cabinets that provide ample storage and generous worktop space.



## Property Summary

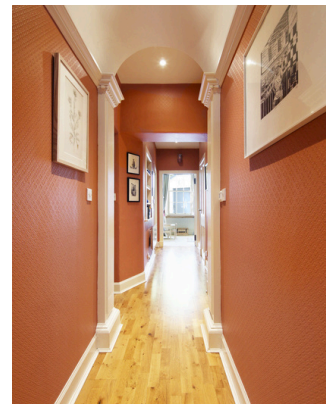
- Prestigious location, a stone's throw from the Royal Botanic Gardens
- Lower ground floor flat, forming part of a handsome Victorian townhouse
- Charming sitting room with tranquil outlook
- Semi-open plan kitchen
- Two comfortable bedrooms
- Attractive three-piece bathroom with underfloor heating
- Cloakroom/utility
- Wi-fi connected, programmable electric heating & working shutters
- Access to a lower paved patio located to the rear
- Permit parking (Zone N2) & metered parking on surrounding streets
- EPC Rating - D | Council Tax Band - E

Home Report Value - £400,000





Charming flat,  
a stone's throw  
from the  
Royal Botanic  
Gardens





This flat features two comfortable bedrooms, each offering plenty of room for freestanding furniture and personal touches. They share a stylish three-piece bathroom that exudes contemporary elegance and underfloor heating provides comfort underfoot. Practicality meets style with additional features including a convenient cloakroom/utility area in the hallway and a deep storage cupboard to keep your living spaces clutter-free.

Extras: All fitted floors coverings, light fittings, curtains, electric hob, and oven, to be included in the sale.

***This charming Victorian terrace flat not only offers a beautiful living environment but also places you within easy reach of Edinburgh's vibrant cultural scene. Whether you're strolling through nearby gardens or exploring local cafes, you'll find everything you need just moments from your doorstep.***



THE ROYAL BOTANIC GARDENS



## Inverleith

Inverleith is an exclusive and highly sought after Edinburgh suburb. Known for its treelined avenues and numerous open parklands, notably, the Royal Botanic Gardens and Inverleith Park. The city centre is within walking distance with its high end retail shopping. Excellent local amenities can be found at nearby Canonmills and Goldenacre, with a Tesco Superstore within walking distance, and Craighleith Retail Park a short drive away. A short walk through the Botanic gardens takes you to vibrant Stockbridge with its independent, specialist retailers and excellent cafes, bars and bistros.

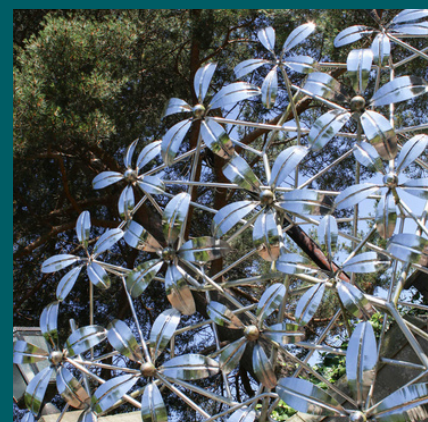
Outdoor leisure opportunities are provided by the numerous parks, as well as access to the Water of Leith Cycle Path network. A lovely walk on part of the Water of Leith path, takes you to Glenogle Swim Centre, tucked away in the Stockbridge colonies, a gym can also be found in Canonmills.

An excellent choice of schooling is provided from primary through to secondary, in both the private and public sectors, including the renowned Fettes College, Edinburgh Academy and Broughton High School.

The property benefits from exceptional public transport links, including regular bus services to the city centre, and nearby Ferry Road offers quick access to the A90, linking to the major road networks.



THE ROYAL BOTANIC GARDENS EAST GATE ENTRANCE A STONE'S THROW FROM FLAT



THE ROYAL BOTANIC GARDEN 'EAST' GATE

Let us help you find your next  
**dream property!**



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 **CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



**Lower Ground Floor**  
Approx. 73.5 sq. metres (791.0 sq. feet)

