



Inverleith

46/4 Eildon Terrace
EH3 5LU



First Floor Flat - Buzzer "Flat 4"

OFFERS OVER £195,000

- Entrance hall
- Living room
- Kitchen
- Double bedroom
- Shower room

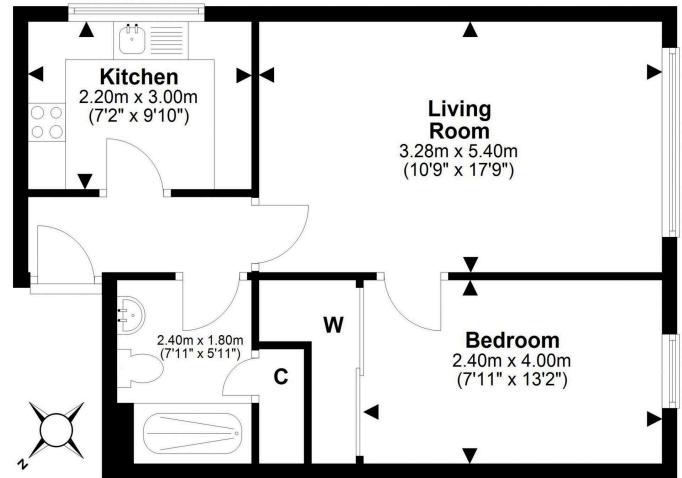
- Views to Edinburgh Castle and Arthur's Seat
- Well maintained communal grounds
- Zoned on street parking
- Secure entry phone system
- Gas central heating
- Double glazing

Viewings - by appointment call
Beveridge & Kellas on 0131 554 6321









This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

Viewing is highly recommended for this one bedroomed flat situated in a tucked away development within the sought-after area of Inverleith which lies to the North of Edinburgh and offers an excellent range of local amenities including shops and a variety of leisure and recreational facilities. Nearby Stockbridge/Comely Bank offers a range of independent and specialist shops, cafes and wine bars. The Shore area in Leith provides a wide selection of fine dining and boasts Michelin star restaurants amongst many wine bars and bistros. The Ocean Terminal is also within easy reach and offers a 24-hour gym, multi-screen cinema, shopping facilities and a choice of restaurants.

Accessed via a well-managed shared stair, the property opens to a hallway with, an entry phone handset and gives access to most of the accommodation. From the hallway you enter the spacious living room with twin windows looking towards Edinburgh Castle, and the bedroom off. The kitchen is rear facing and has base and wall units, integrated oven with electric hob, freestanding washing machine, under counter fridge freezer and an additional on counter freezer. The double bedroom is off the living room and enjoys views of Edinburgh castle and has large built in mirrored wardrobes.

Completing the accommodation is an internal shower room with tiled and splashboard walls, a handy built in cupboard, walk in shower with Mira electric shower unit, WC with hidden cistern, wash hand basin within a vanity unit and a heated towel rail.

Additionally, the property has access to a well-maintained communal ground, zoned on street parking, gas central heating and double glazing.

FACTOR - Trinity Factors - Approx. £765.00 per annum.

EXTRAS

All aforementioned white goods, carpets, any curtains/blinds, and light fittings to be included in the sale (no warranties to be given). The property can be sold as seen with all items included if desired at no extra cost.

OFFERS

Offers Over £195,000 are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc