

97 (flat 5) Inverleith Row, Inverleith, Edinburgh, EH3 5LX



97 (flat 5) Inverleith Row | Inverleith | Edinburgh | EH3 5LX

Description

Located in Edinburgh's desirable Inverleith and minutes from The Royal Botanic Garden, this rarely available 3 bed first floor flat offers well proportioned yet easily manageable living space which comes with the added attraction of a single lock-up garage. The property is situated within a sought-after area and offers an enticing opportunity for city professionals wishing to live close to the city centre but with easy access to open green spaces.

Features

- Spacious living/dining room
- Private balcony
- Three bedrooms, two with fitted wardrobes
- Bathroom featuring a white suite with shower
- Double glazing
- Lock-up garage

Additional Information

Interested parties should note that the property will be sold as seen and no warranties or guarantees will be provided with regard to the working condition of any of the services.

Factor

The development is factored by Trinity Factors for approx. £220 per annum. This includes maintenance of communal areas, communal, general repairs and maintenance, property owners liability (POL) insurance and management fee.

EPC Rating: E

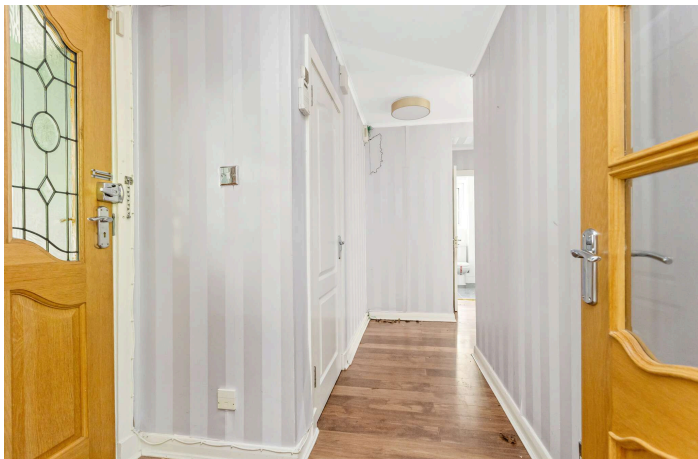
Price and Viewing

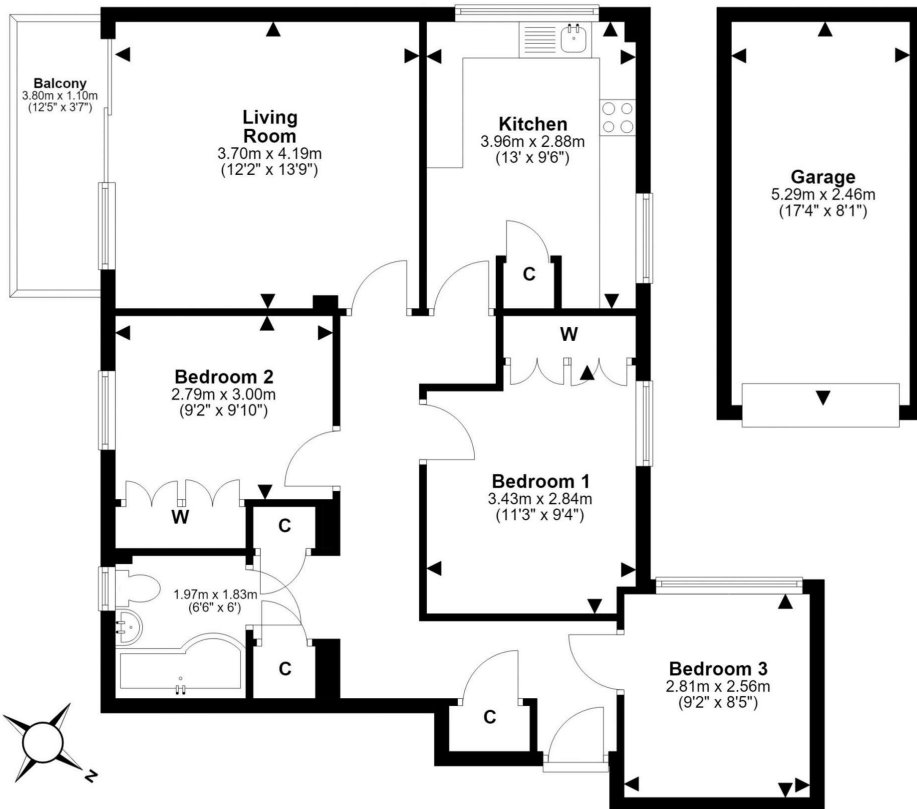
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Located within walking distance from the City Centre, Inverleith is one of Edinburgh's most sought-after areas, known for its abundance of green spaces and parks. North of the UNESCO World Heritage Site of the New Town it enjoys access to superb amenities such as the world-renowned Royal Botanic Garden and Inverleith Park. For more sporting pursuits, David Lloyd Health Club at Western Harbour and the award-winning Westwood's Health Club at Fettes boast swimming pools, state-of-the-art gyms, tennis courts, and fitness classes. Stylish restaurants, and fashionable bars such as The Raeburn, Hector's and La Bocca are in abundance in nearby cosmopolitan Stockbridge, and there are excellent establishments in Goldenacre and Canonmills including The Herringbone Bar and Restaurant, and The Tollhouse. Daily shopping needs are met by a variety of convenience stores in Goldenacre along with a large Tesco at Canonmills, Waitrose at Comely Bank, and Morrisons on Ferry Road. The property lies in the catchment area for Broughton Primary School and Drummond High School whilst private school choices include Edinburgh Academy, Fettes College, and George Heriot's School. Easy access to Edinburgh cycling path network. Regular bus services from the end of the street take you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station, and tram links to Edinburgh International Airport.





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

