

campbell
smith

97/9 Inverleith Row,
Edinburgh,
EH3 5LX



- Top/second floor flat offering great potential
- Forming part of sought after Inverleith with its beautiful parks and easy access to the city centre
- Generous accommodation requiring modernisation
- Hall with 3 cupboards
- Spacious bright sitting/dining room with a south facing balcony
- Kitchen
- 2 double bedrooms both with built-in wardrobes
- Bathroom with shower over bath
- Electric heating
- Double Glazing
- Private garage to rear
- Shared gardens
- Factor

Offers Over : £275,000









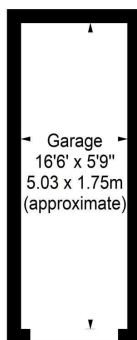




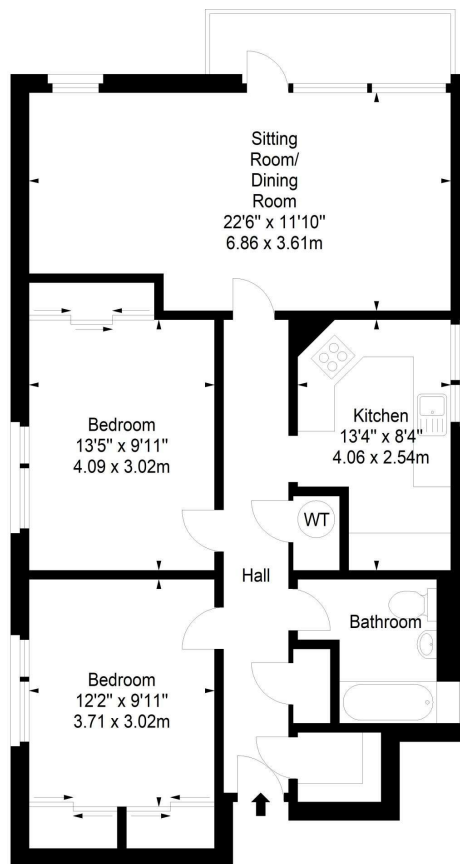
**Inverleith Row,
Edinburgh,
Midlothian, EH3 5LX**



Approx. Gross Internal Area
874 Sq Ft - 81.19 Sq M
Garage
Approx. Gross Internal Area
95 Sq Ft - 8.83 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



Second Floor

**campbell
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21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The fitted carpets and kitchen white goods are included. No warranty is given regarding the services, systems or any appliances



Buses

Inverleith Row - 8, 9, 23, 27



Shops

Montagu Terrace inc a convenience store. Morrisons on Ferry Road. Tesco & Lidl just off Broughton Road



Schools

Broughton PS, Holy Cross PS, Drummond Community HS, St Thomas of Aquin's RC HS



Parking

Private garage to rear. Council residents' parking permit to front



Council Tax Band - E



EPC - E



Factor

Trinity Factors - 01/03/26 to 18/02/27
£141.94. Further details on request



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.