

9 (flat 2) Goldenacre Terrace, Inverleith, Edinburgh, EH3 5QP



9 (flat 2) Goldenacre Terrace | Inverleith | Edinburgh | EH3 5QP

Description

Superb three bedroom Victorian flat nestled in one of the capital's most exclusive areas, with The Royal Botanic Garden and Inverleith Park only a short stroll away. Forming part of a handsome traditional tenement, this generous first floor flat boasts immaculately presented interiors, complemented by lovely period features. The property offers an enticing opportunity for city professionals and young families wishing to live close to the city centre but with easy access to open green spaces.

Features

- Fabulous first floor flat forming part of a handsome Victorian tenement
- Peaceful cul-de-sac setting with variety of local amenities on its doorstep
- Excellent transport links and walking distance to reputable schooling
- Spacious traditional proportions with high spec interior and period character
- Well equipped kitchen/dining room
- Three comfortable double bedrooms
- Two impressive bathroom suites
- Gas central heating
- Shared rear garden
- On street permit parking

Extras

The blinds, fitted floor coverings, oven, hob, extractor fan, fridge/freezer, dishwasher and washing machine will be included.

EPC Rating: C

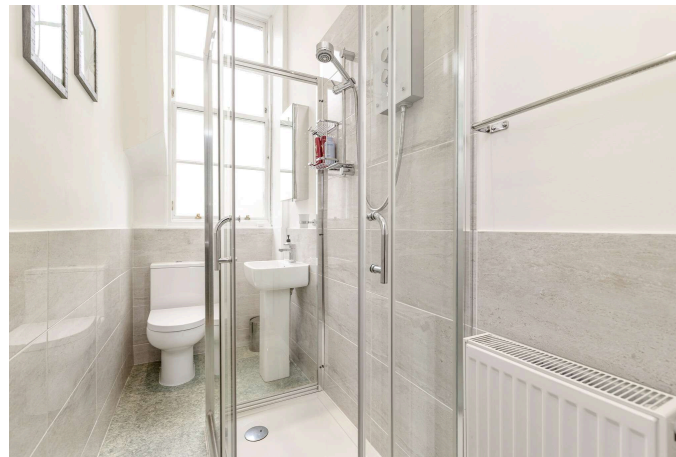
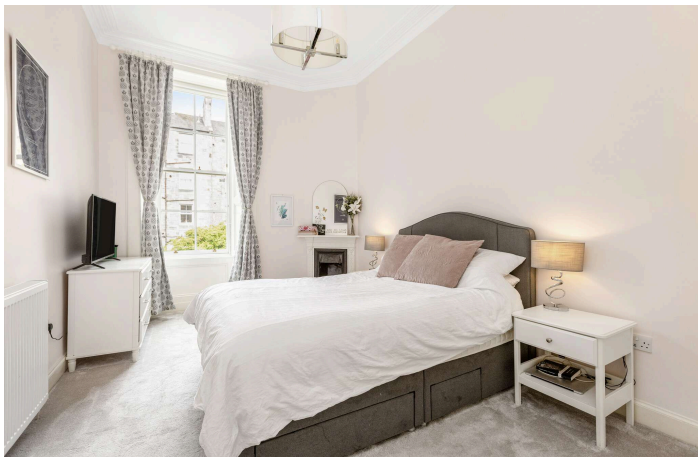
Price and Viewing

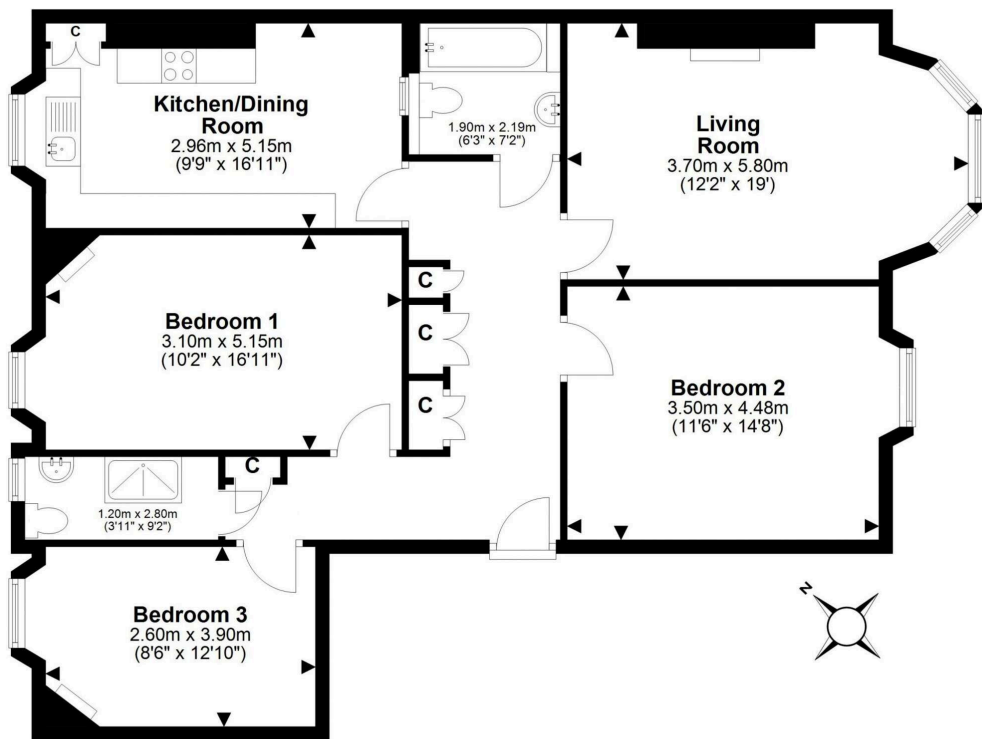
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Just north of the city centre, the leafy suburb and conservation area of Inverleith, located on the edge of Edinburgh's historic New Town, is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. Predominantly a residential area, Inverleith offers a wealth of outdoor and recreational activities including beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a model boating pond. Inverleith is also home to The Royal Botanic Garden: 72-acres of stunning gardens, magnificent glasshouses as well as plus exhibition spaces, cafés and restaurants. The Water of Leith walkway is also easily accessible. Thanks to its central location, Inverleith is within easy reach of excellent local services and amenities. For everyday shopping needs, there is a convenience store on the street plus a large Tesco at Canonmills and Waitrose at Comely Bank. The property lies in the catchment area for Wardie Primary School and Trinity High School and is ideally placed for some of the capital's most prestigious independent schools, including The Edinburgh Academy, and Fettes College. Inverleith is served by fantastic public transport routes travelling across the city, and also enjoys proximity to Ferry Road, which in turn provides easy links to Edinburgh Airport, the Forth Road Bridge and the M8/M9 motorway network.





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.

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