



Peaceful, well maintained modern development

lovely two bedroom, first floor flat



Set within a peaceful and well-maintained modern development in the highly desirable Inverleith area of Edinburgh, this lovely two-bedroom first floor flat offers bright, spacious accommodation ideally suited to first-time buyers, professionals, downsizers or investors alike. The development benefits from attractive communal grounds, a convenient bin store and an allocated parking space. Accessed via a secure communal entrance, the property enjoys a particularly private position as the only flat on the first floor. Internally, the accommodation is presented in good order throughout. A welcoming hallway provides useful storage and leads to a bright and generously proportioned lounge featuring a bay window which floods the room with natural light. The stylish dining kitchen is fitted with modern units and appliances, with ample space for a table and chairs, creating an ideal setting for both everyday living and entertaining. There are two well-proportioned bedrooms, including a spacious double bedroom with built-in wardrobe storage, together with a versatile single bedroom also suitable for guests or home working. The family bathroom is finished with wall tiling, a vanity unit, bath with overhead shower and a window providing natural light and ventilation. The property is ideally located close to the excellent amenities of Inverleith and nearby Stockbridge, with an outstanding selection of independent shops, cafés, restaurants and green spaces all within easy reach. Excellent public transport links also provide swift access to Edinburgh city centre and surrounding areas.

Key Features

Communal entrance

Hallway with storage

Lounge (virtually staged)

Dining kitchen

Two bedrooms (one has been virtually staged)

Bathroom

Gas central heating and double glazing

Communal grounds and bin store

Allocated parking space and visitors parking

Factored by Trinity Factors approx. £478 per 6 months, includes maintenance of common areas and buildings insurance





Inverleith

Inverleith is an affluent and established residential district close to the city centre. The area benefits from pleasant leafy streets and being close to Inverleith Park with an active tennis and bowling club. There are good local amenities at Goldenacre and a Morrisons, Waitrose and Sainsbury's supermarket within easy reach. The Royal Botanic Gardens are also within moments of the property as is the pleasant walkway of the Water of Leith. Specialised shopping including coffee shops, bars and restaurants are available in nearby cosmopolitan Stockbridge. The waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centres are in easy driving distance and there is good road access both to the east and west. Excellent schooling is well represented in both the state and private sectors.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, fridge freezer, washing machine, dishwasher and wooden shelves in kitchen are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

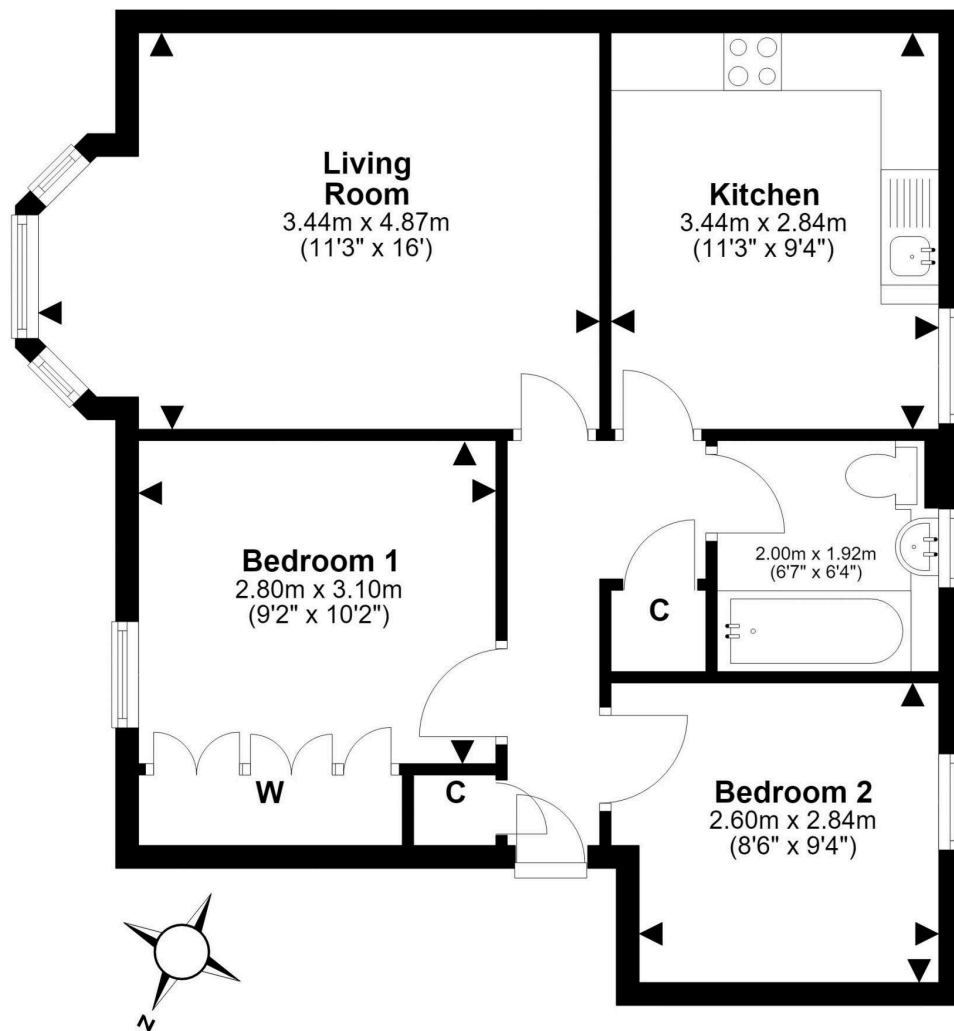
£225,000

EPC Rating

B

Tenure

Freehold



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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