



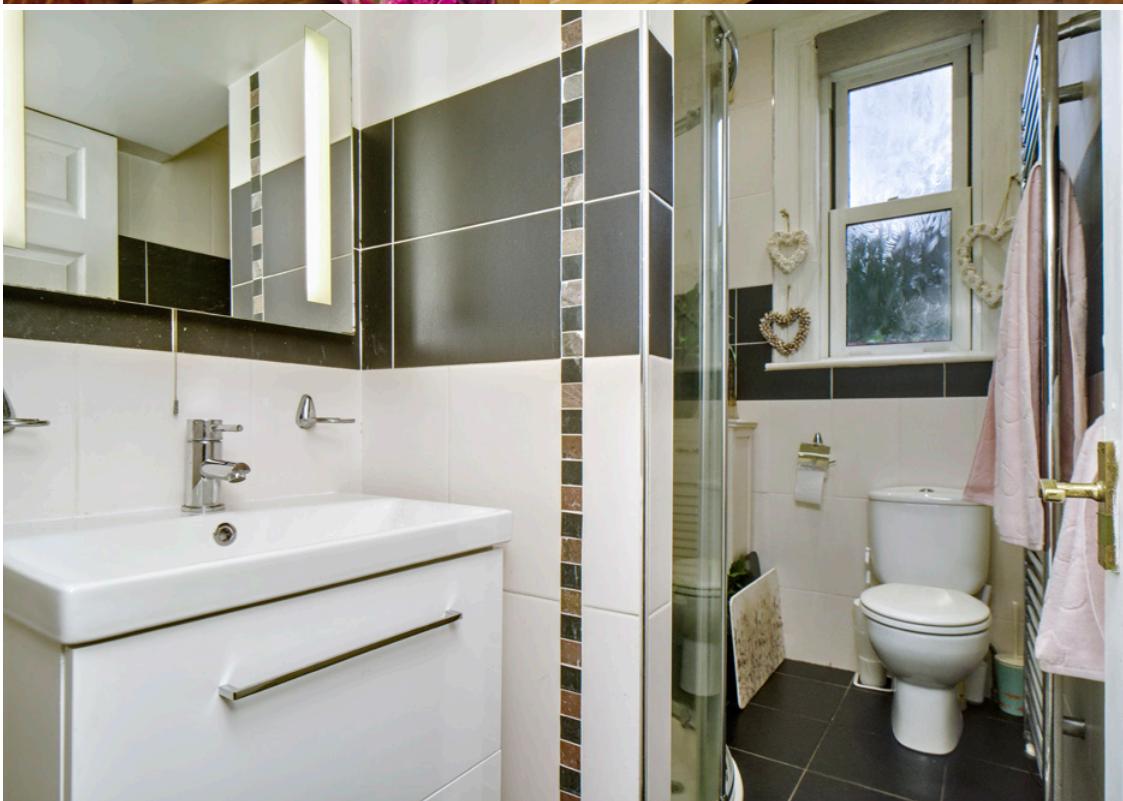


Set on a quiet, leafy street in the sought-after Inverleith area, this two-bedroom ground-floor flat benefits from a private main-door entrance and established private gardens. The accommodation features two spacious reception rooms, a well-appointed galley kitchen with garden access, two double bedrooms with wardrobes, and a modern shower room with vanity storage, towel warmer, and a mirror. Additional features include a large storage cupboard, external store, gas central heating, double glazing, and permit on-street parking. Ideally located beside scenic green spaces, including the Royal Botanic Garden, with shops, schools, bus links nearby and Edinburgh city centre less than a ten-minute drive away.

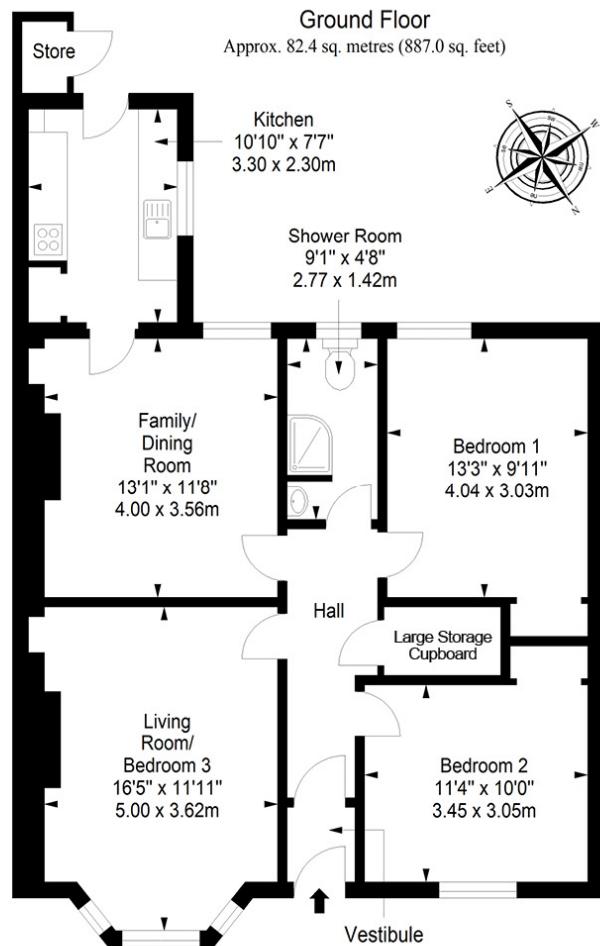
Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Ground-floor flat in Inverleith
- Private main entrance
- Entrance vestibule and hall with a large storage cupboard
- Bay windowed living room with a press and fireplace
- Sun-facing family/dining room with a press and fireplace
- Well-appointed galley-style kitchen with garden access
- Two double bedrooms with wardrobes (one with a sunny aspect)
- Modern shower room with a towel warmer
- Established private gardens, south-facing to the rear
- External store
- Permit on-street parking
- Gas central heating and double glazing
- EPC Rating - D



Floorplan



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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should