



13/2, Eildon
Terrace,

Inverleith, Edinburgh, EH3 5NL





Summary

Nestled in desirable Inverleith, this ground-floor flat offers spacious accommodation, a peaceful setting, and communal gardens. Forming part of an established development with secure entry and permit parking, the flat enjoys bright, well-proportioned interiors throughout. Highlights include a living and dining room, a kitchen with fitted units, and two double bedrooms with built-in storage. This home is ideally suited to first-time buyers, professionals, downsizers, and rental investors seeking a well-connected property in one of Edinburgh's most sought-after areas. Extras: All fitted floor coverings and integrated appliances are included (excl., are the washing machine, dishwasher, curtain poles, and light shades).

Features

- Ground-floor flat in Inverleith
- Part of an established residential development
- Secure shared entry system
- Entrance hall with storage
- Large dual-aspect living/dining room
- Kitchen with fitted units and downlighters
- Two west-facing double bedrooms with built-in storage
- Bathroom with overhead shower
- Lawned communal garden
- Residents' permit parking
- Gas central heating
- Double-glazed windows throughout



"Well-proportioned interiors feature a spacious dual-aspect living area, two double bedrooms with built-in storage, and a practical modern layout."



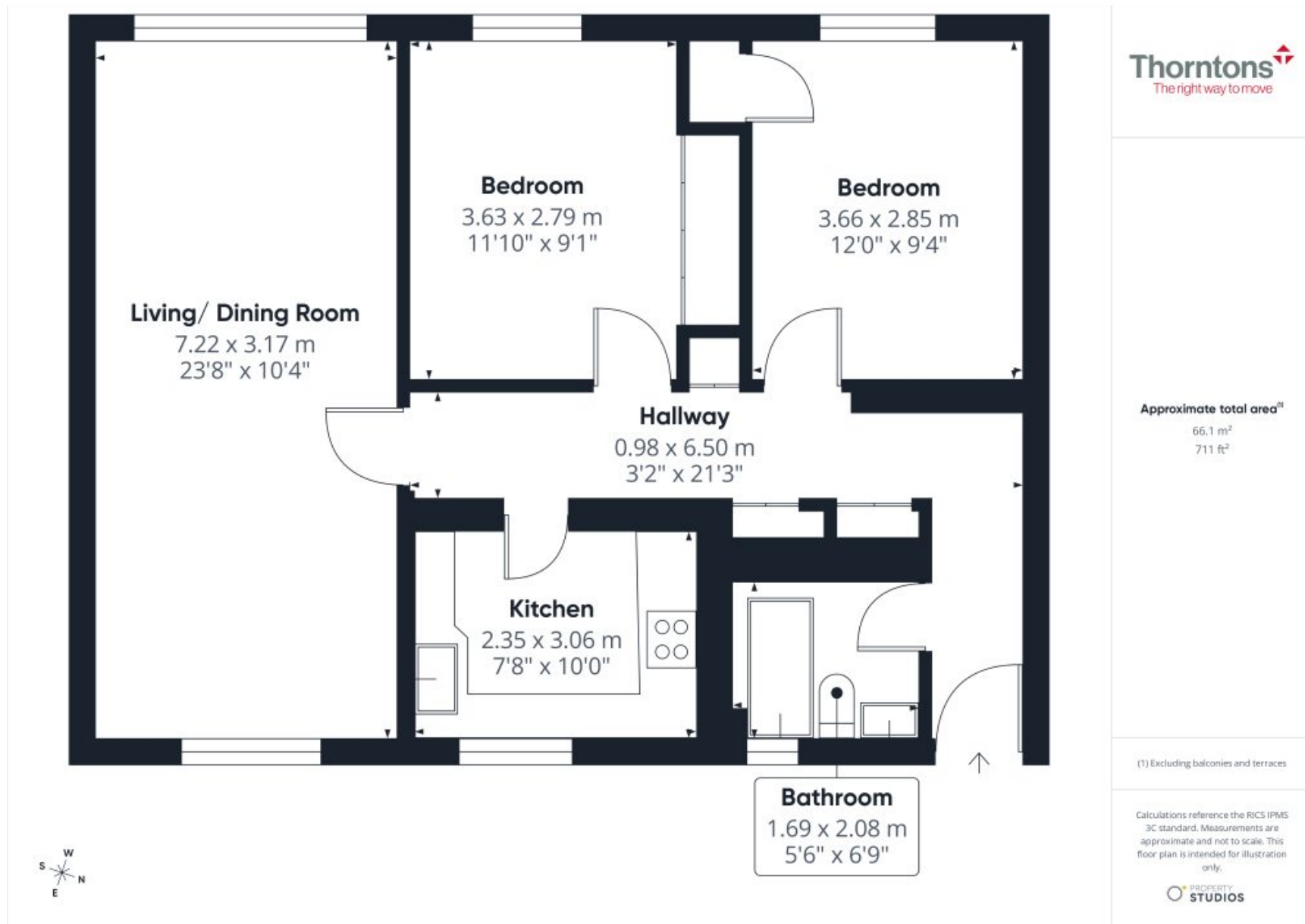




“A leafy shared garden, residents' permit parking, and access to excellent local amenities complete this appealing home.”



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk



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