

SIMPSON & MARWICK



18 Eildon Terrace, Inverleith, Edinburgh, EH3 5LU



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EPC: D (68)

Council Tax - F

Four-bedroom stone-built semi-detached home in Inverleith with garage



- Semi-detached house
- Four bedrooms
- Two bathrooms
- En-suite master bedroom
- Elegant lounge
- Stylish dining room
- Modern kitchen
- Private gardens
- Garage and driveway
- Gas central heating

This well-presented semi-detached house offers a luxurious family home with an ideal layout over two levels. The ground floor features an elegantly appointed lounge leading to a spacious dining room, perfect for entertaining or refined family dinners. The stylish kitchen caters seamlessly to a busy household, while a practical WC and separate snug/home office completes the ground floor arrangements.

The first floor is home to four generously sized bedrooms, including one with an en-suite shower room, providing ample personal space for all family members or guests. A modern family bathroom serves the remaining bedrooms, ensuring convenience and comfort. The attic, accessed via a Ramsay ladder, offers additional storage space with its partial flooring, while also presenting an excellent opportunity to reimagine the layout to suit your preferences.

Efficient gas central heating ensures a warm and inviting atmosphere throughout this elegant home. Externally, the property offers an array of private garden spaces at the front, side, and rear, providing a perfect setting for outdoor enjoyment. The parking arrangement is superb, featuring a single driveway and garage, complemented by on-street permit options.

Location

Inverleith is a highly desirable residential area in Edinburgh, known for its proximity to the City Centre, excellent local amenities, and its peaceful, leafy environment. It offers easy access to a range of shops, restaurants, and recreational facilities, along with good transport links to all parts of the city.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

Viewing Details

By appointment contact Simpson & Marwick



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For identification purposes only.
Not to scale.

18 Eildon Terrace

Warriston, Edinburgh, EH3 5LU

Approx. Gross Internal Area:
1926.74 Sq Ft (179 Sq M)

Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	81 B
39-54	E		
21-38	F		
1-20	G		