

COULTERS[©]

41 EILDON TERRACE

INVERLEITH, EDINBURGH, EH3 5NL

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Beautifully presented and lovingly upgraded, this charming one-bedroom terraced house enjoys a superb position within sought-after Inverleith. The property has been thoughtfully renovated throughout, including a new kitchen, contemporary shower room, boiler, flooring and full redecoration, creating a stylish home in turn-key condition.

The entrance vestibule opens directly into a bright and appealing open-plan sitting room, dining room and kitchen. Dual-aspect windows to the front and side fill the room with natural light while providing pleasant views over the surrounding area. Stylish modern floor tiling flows throughout the space, creating a contemporary finish and a practical foundation for everyday living.

KEY FEATURES



Delightful, fully refurbished end terraced house.



Beautiful double bedroom.



Private garden to the front and side.



Allocated parking space.



Located in the sought after area of Inverleith.



Close to an array of local amenities and regular bus services.



EPC Rating - C



Council Tax Band - C



The modern fitted kitchen is neatly incorporated within the open-plan space and features contemporary base-mounted cabinetry, an integrated electric hob and oven, and integrated fridge. A staircase rises to the upper floor.

Upstairs, the spacious double bedroom enjoys a pleasant outlook to the side and benefits from elegant modern floor tiling, continuing the property's stylish presentation. The contemporary shower room is finished with a shower enclosure, WC, bidet and wash hand basin, complemented by modern tiling. The property benefits from gas central heating and double glazing.

Externally, there is a private garden extending from the front around to the side of the property, predominantly laid to lawn and providing a lovely area of private outdoor space. The property also benefits from an allocated private parking space, a valuable addition in this popular residential location.





THE LOCAL AREA

Eildon Terrace is tucked off Inverleith Row in the highly sought after Warriston area of Edinburgh.

The area is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. It offers a wealth of outdoor and recreational activities, particularly beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a model-boating pond. Also on the doorstep is The Royal Botanic Garden Edinburgh: 72-acres of beautiful gardens, magnificent glasshouses and stunning views, plus exhibition spaces, cafés and restaurants.

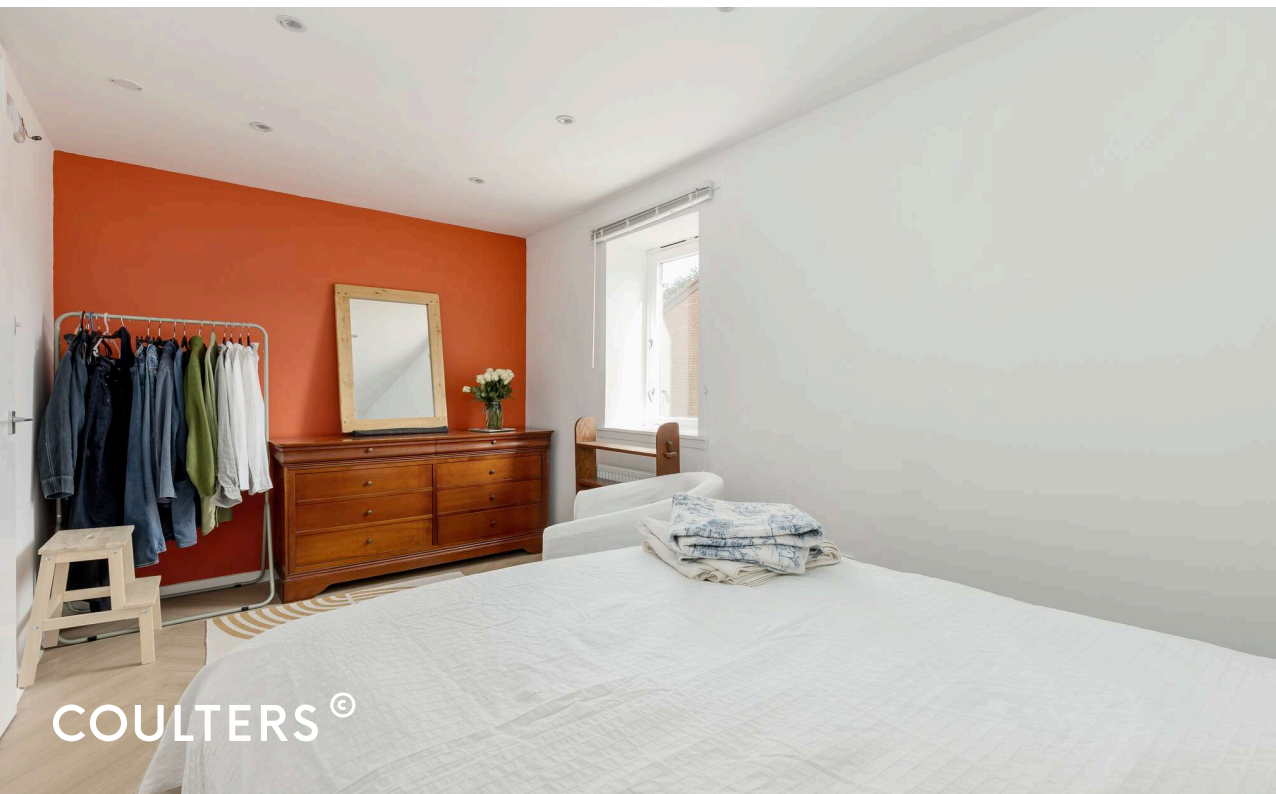
A superb selection of cafes, bars, restaurants and shops are available in both the immediate area and in neighbouring Stockbridge whilst a Tesco and Lidl at Canonmills and the Waitrose in Comely Bank provide convenient local supermarkets.

Warriston is served by a fantastic bus service, provides easy access to cycle networks 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.

EXTRAS

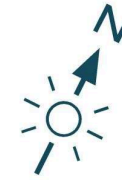
The light fittings, fitted floor coverings and white goods are included in the sale.

The factors are Trinity Factors and is around £170 - £200 annually.

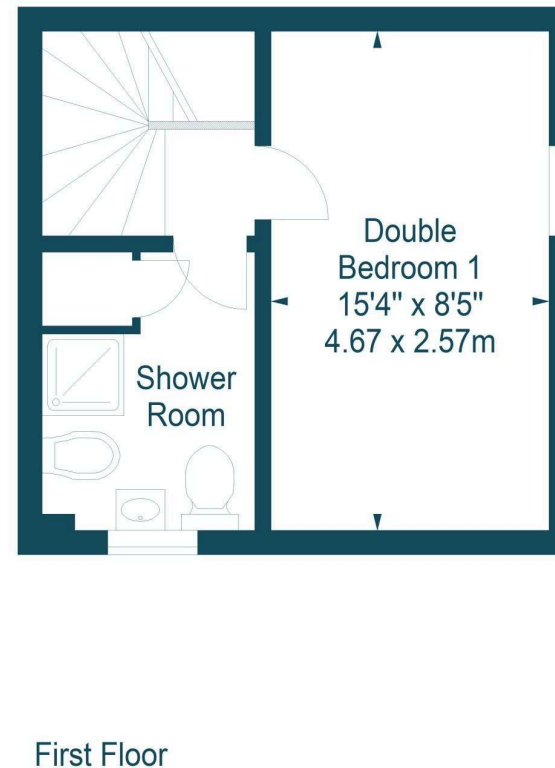
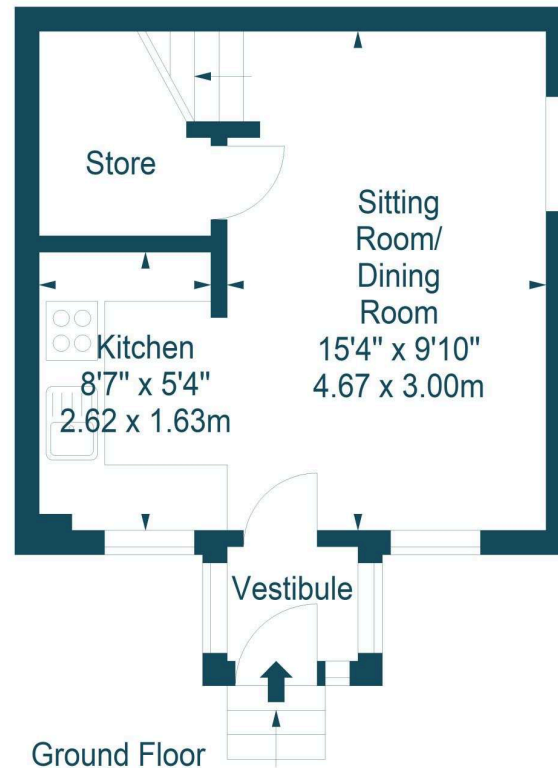




**Eildon Terrace,
Edinburgh,
Midlothian, EH3 5NL**



Approx. Gross Internal Area
488 Sq Ft - 45.34 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.