

SIMPSON & MARWICK



2/2 Bangholm Terrace, Inverleith, Edinburgh, EH3 5QN



3

1

1

EPC: C (75)

Council Tax - E

Charming 2-bedroom flat with bay windows in desirable Inverleith.



- Charming flat desirable Inverleith
- Spacious lounge with dual aspect bay windows
- Fully equipped stylish kitchen
- Two generous bedrooms
- Bathroom with three-piece suite
- Feature open fireplace
- Gas central heating
- Double glazing
- Permit on-street parking



This well-presented flat combines classical features with modern comforts, situated in the heart of Inverleith.

The accommodation offers a spacious and light-filled lounge showcasing dual aspect bay windows and a feature open fireplace, perfect for both relaxation and entertaining. The adjoining dining room provides a versatile space for hosting dinner parties or enjoying family meals or could be utilised as a third bedroom. The stylish kitchen comes equipped with a fan oven, integrated gas hob, and freestanding white goods, making it a delight for any home chef. Two generous bedrooms, one featuring a bay window. The bathroom is fitted with a three-piece suite, incorporating a shower over the bath for convenience.

The property is equipped with gas central heating and double-glazed windows throughout, ensuring warmth and energy efficiency. On-street permit parking provides ease of access, complementing the property's central location. This flat is beautifully maintained, making it ready for immediate occupancy.

Location

Situated in the sought-after area of Inverleith, the property benefits from proximity to local amenities and picturesque green spaces. Excellent transport links connect you effortlessly to Edinburgh City Centre, promising a vibrant lifestyle with cultural and culinary attractions nearby.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale.

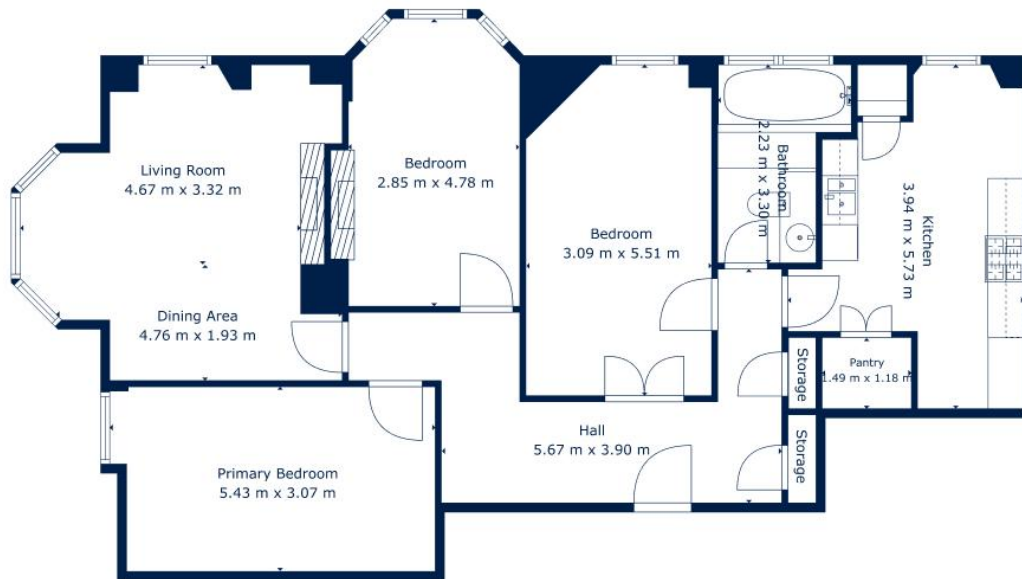
Viewing Details

By appointment only through Simpson & Marwick.



SIMPSON & MARWICK

SIMPSON & MARWICK



For identification purposes only.
Not to scale.

2/2 Bangholm Terrace

Inverleith, Edinburgh, EH3 5QN

Approx. Gross Internal Area:
1259.38 Sq Ft (117 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	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		