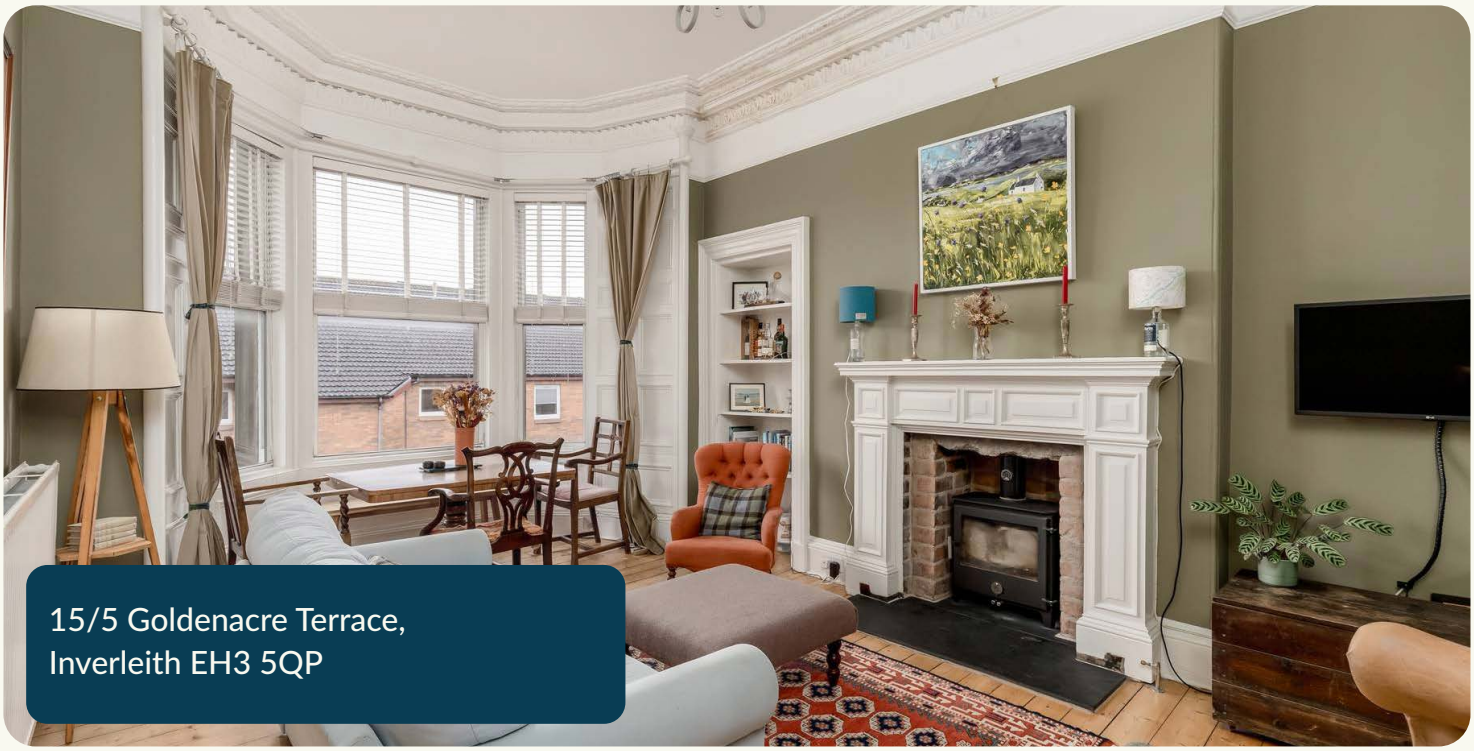


15/5 Goldenacre Terrace,
Inverleith EH3 5QP







Elegant three bedroom flat in the popular Inverleith area of Edinburgh

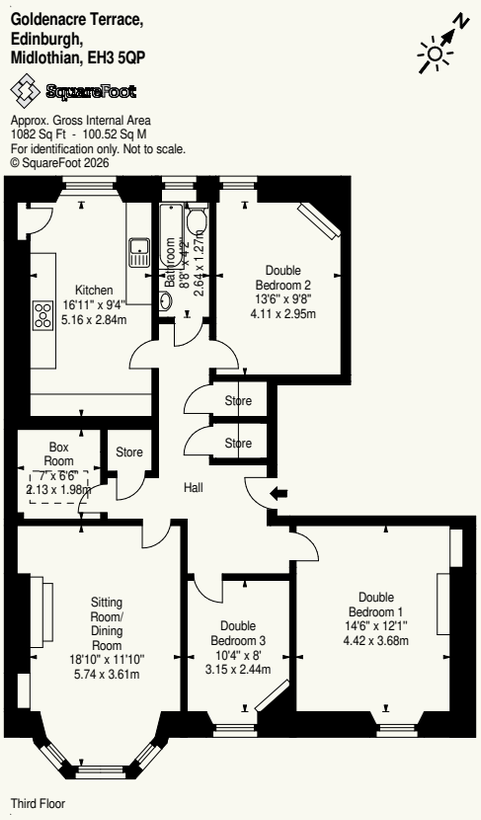
3 Bed | 1 Bath | 1 Reception

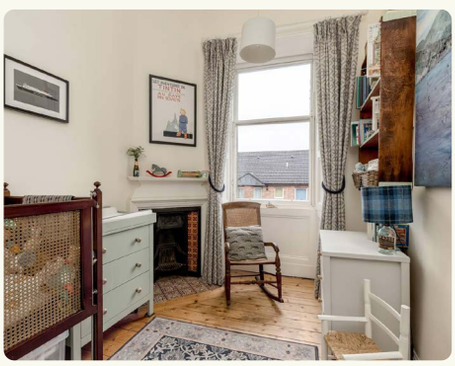
A spacious and elegant three bedroom flat in the popular Inverleith area of Edinburgh. The property is located to the north of the city centre and enjoys easy access to the many amenities in the locality. Accessed via a secure entry-phone system into a well-maintained hall and stair, the flat is positioned on the third floor of a traditional tenement building and offers comfortable and flexible family accommodation extending to approximately 1082 SQ FT. To the front is a well-proportioned sitting room with bay window, multi-fuel stove, sanded floors and decorative cornicework. Also to the front is the principal bedroom, a spacious double and bedroom three. To the rear is a stylish dining kitchen which is well-equipped with gas hob, electric oven, microwave, washing machine, dishwasher and fridge/freezer. Also to the rear is the second double bedroom and the bathroom. Off the hallway is a useful box room (with ample shelving for good storage) and three further store cupboards. The property further benefits from gas central heating and access to a shared rear garden.

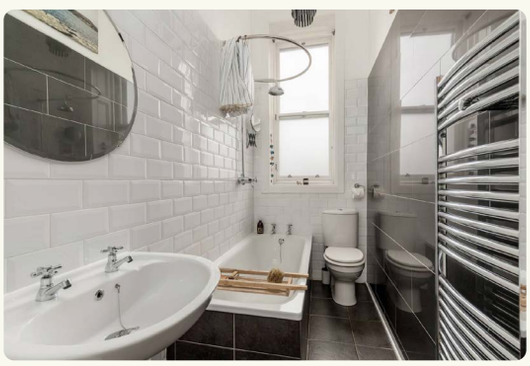
Features

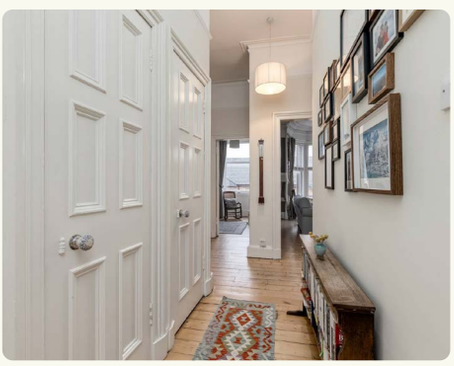
- Spacious third floor flat
- Popular Inverleith area
- Bay–windowed sitting room
- Stylish dining kitchen
- Three bedrooms
- Bathroom
- Box room
- Good storage
- Gas central heating
- Shared rear garden
- EPC Rating C

Offers Over £430,000









Regarded as one of Edinburgh's most sought after locations, Inverleith is a beautiful residential suburb a little over two miles north of Princes Street. A beautiful residential suburb with a plethora of open spaces including Inverleith Park, Warriston Playing Fields, the world famous Royal Botanic Gardens along with access to Water of Leith walkway and cycle paths. In neighbouring Stockbridge & Comely Bank, there is a mix of independent shops and boutiques, cafes, bar and restaurants, along with larger supermarkets. Inverleith is just a little over 2 miles north of Princes Street George Street and the newly opened St James' Centre which boasts an array of high street and luxury shopping, entertainment facilities and eateries. There are numerous sport options nearby with several private health clubs including Westwoods and The Village, Glenogle Swimming Baths, Grange Cricket Club, Inverleith Rugby Club & Edinburgh Academicals. For schooling, there are a number of excellent local Primary Schools, including Broughton Primary School and Holy Cross RC Primary School. Inverleith is in the catchment area for Broughton High School, Drummond Community High School and St Thomas of Aquin's RC High School, but is also in easy reach of a number of public schools including Erskine Stewart's Melville Schools, St George's School for Girls, The Edinburgh Academy and Fettes College. There is convenient access to the City Bypass, Edinburgh International Airport and Central Scotland's Motorway Network, as well as an excellent local bus service going all over the city.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.