3 (1F1) Inverleith Terrace, Inverleith, Edinburgh, EH3 5NS

Connor Malcolm



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Description

Located in Edinburgh's desirable Inverleith and lying adjacent to The Royal Botanic Gardens, this particularly appealing traditional first floor flat is finished in excellent condition and offers comfortable and easily manageable living space in good decorative order. Bordering Canonmills, and just a short walk from Stockbridge and the New Town allowing residents to benefit from most prized eateries and boutiques the city has to offer, the property offers an enticing opportunity for individuals, city professionals or investors wishing to have a charming pad close the city centre but with easy access to open green spaces.

Features

- Elegant shared vestibule with secure entry system
- Charming 1-bed first floor flat with Edinburgh Botanical Gardens & Water of Leith on the doorstep
- Sympathetic modern interiors with period details, finished to a good standard throughout
- Well equipped kitchen
- Stylishly fitted shower room
- Electric heating
- On street permit parking available





Extras

The oven, hob, washer/dryer, dishwasher, fridge, bed and sofas are included.

EPC Rating: E

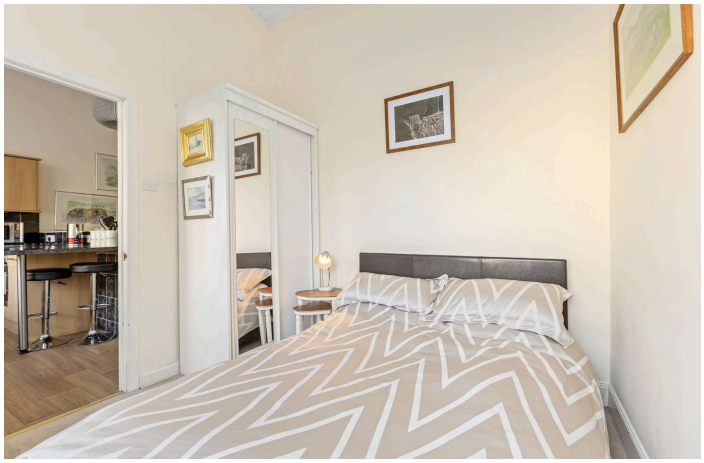
Price and Viewing

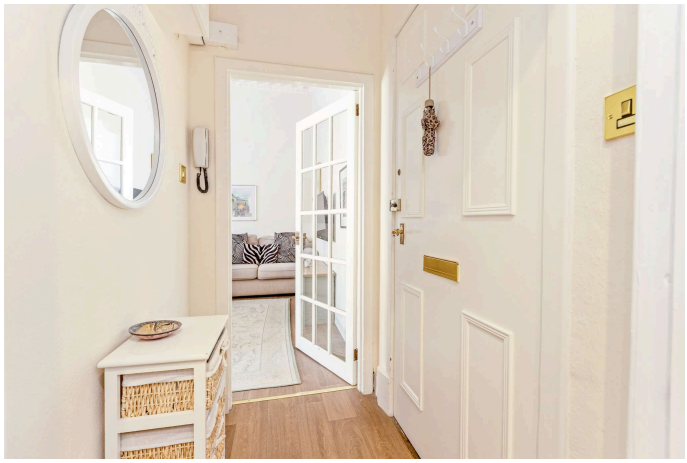
For price and viewing information or further details on this property please contact us on 0131 557 3188.

Location

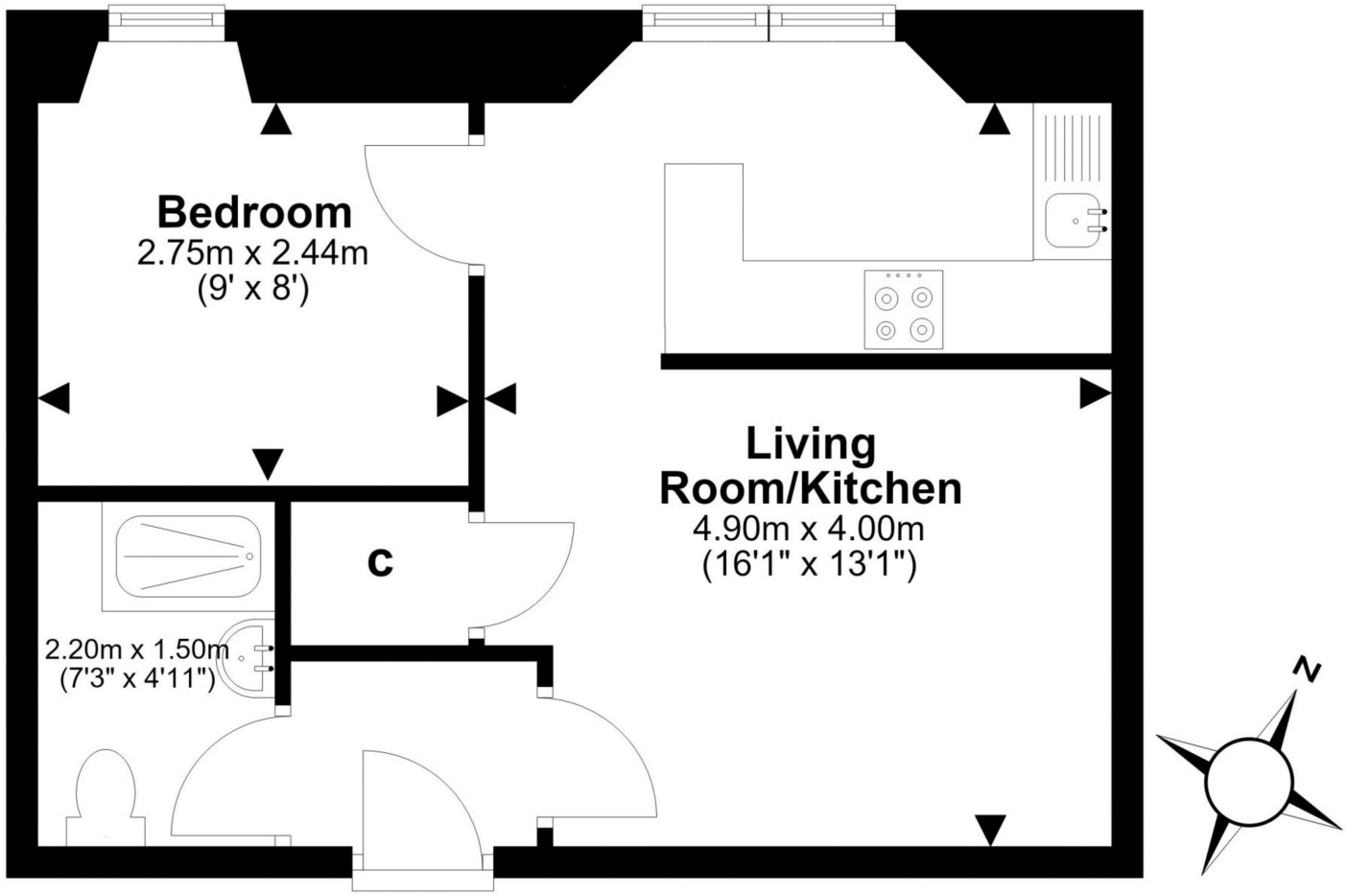
Just north of the city centre, the leafy suburb and conservation area of Inverleith is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. Predominantly a residential area, Inverleith offers a wealth of outdoor and recreational activities including beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a modelboating pond. Inverleith is also home to The Royal Botanic Garden: 72-acres of stunning gardens, magnificent glasshouses as well as plus exhibition spaces, cafés and restaurants. The Water of Leith walkway is also easily accessible. Thanks to its central location, Inverleith is within easy reach of excellent local services and amenities. For everyday shopping needs, there is a convenience store on the street plus a large Tesco at Canonmills and Waitrose at Comely Bank. Inverleith is served by fantastic public transport routes travelling across the city, 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.











This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.

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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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