



**3 (1F1) INVERLEITH TERRACE
INVERLEITH
EDINBURGH
EH3 5NS**

**OFFERS OVER
£230,000**

 **CONNELL & CONNELL** *WS*
SOLICITORS AND ESTATE AGENTS

**STYLISH
FIRST FLOOR
FLAT IN A DESIRABLE
LOCATION CLOSE TO GREAT
LOCAL AMENITIES AND THE
CITY CENTRE - IDEAL FIRST
PURCHASE, PIED-A-TERRE
OR RENTAL OPPORTUNITY**

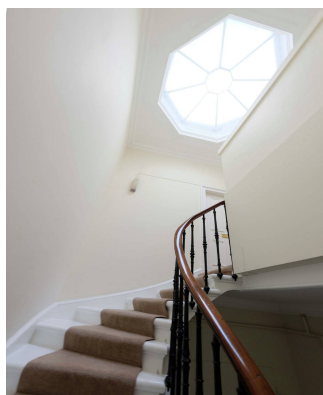
VIEWING:
BY APPOINTMENT
TELEPHONE AGENTS
0131 524 3800 FOR
AN APPOINTMENT

This is a superb and stylish first floor flat in a C Listed traditional tenement building opposite the Royal Botanic Garden and situated in the prime residential area of Inverleith, within easy walking distance of the City Centre. The flat is also conveniently situated for Stockbridge which offers an extensive range of local and specialist shops and other local facilities.

There are an excellent range of recreation facilities and other local services close at hand including the Royal Botanic Garden, Inverleith Park and the Water of Leith Walkway. There are regular bus services running close by providing good access to all parts of the city.

Internally the flat is in excellent decorative order throughout and offers bright accommodation. The property benefits from electric central heating and sash and case windows. The washing machine /dryer, dishwasher and fridge are included in the sale. All other items are available through separate negotiation.

The flat is entered from a beautifully presented and elegant shared vestibule with original patterned floor tiles, spiral staircase and cupola. There is the added benefit of a security entryphone system.



PROPERTY DETAILS

- * Entrance Hall with entryphone handset. Meters cupboard.
- * Bright Lounge with decorative cornice and ceiling rose. Built in cupboard. TV point. Open plan to modern fitted Kitchen with matching wall and base units. Integrated electric hob and oven. Integrated washing machine/dryer and fridge. Dishwasher. Ample work surfaces with circular stainless steel sink with drainer and tiled splashback. Breakfast bar. Twin windows to front.
- * Double Bedroom with window to front. Free standing wardrobes with hanging space and shelving.
- * Shower Room with white two-piece suite comprising wash hand basin and WC. Shower compartment with electric shower. Mirror. Heated towel rail. Extractor.

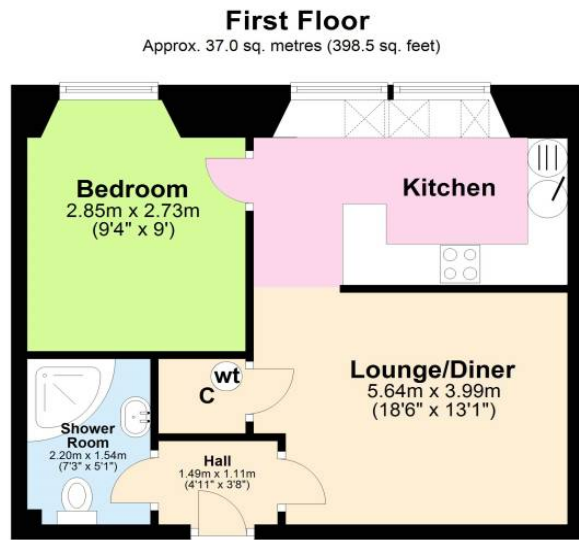
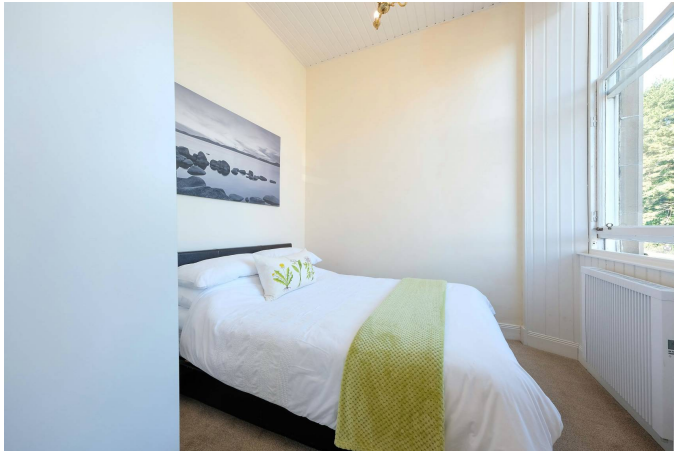
Energy Efficiency Rating: E



EXTERNAL

Resident permit parking is available on application to The City of Edinburgh Council.





Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Photographs and Floorplan by Mike Dooley Photography 07730560286



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

