



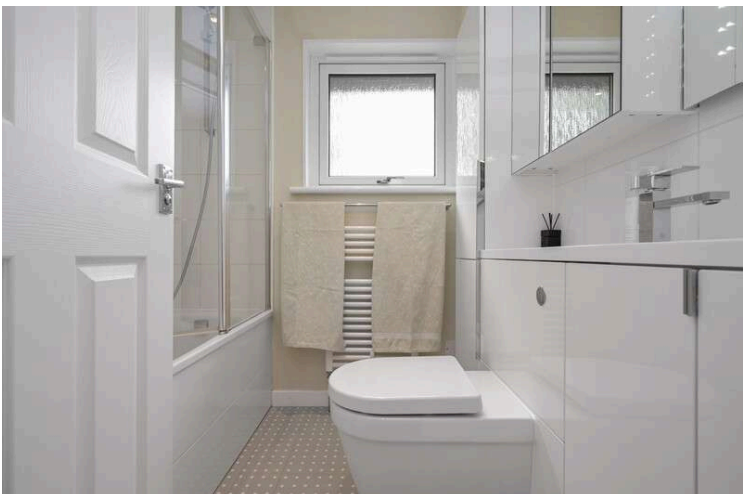
42 Eildon Terrace, Inverleith, Edinburgh, EH3 5LU

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



A fabulous three bedroom house boasting the most stunning views of Edinburgh Castle. The property is set in a quiet cul-de-sac within the highly regarded and sought after Inverleith area of Edinburgh, close to many local amenities and beautiful open green spaces. The property offers well-proportioned accommodation boasting the most stunning views of Edinburgh Castle from the private south facing rear garden. The property is presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway.
- Bright and spacious living/dining room with patio door to south facing garden with postcard views of the entire Edinburgh city skyline.
- Modern fitted kitchen well equipped with solid granite worktop, high gloss wall and base units along with integrated appliances. With door to south facing garden with views of the castle
- Staircase to the upper level, linen cupboard and hatch accesses the attic storage.
- Front facing double bedroom with built in wardrobe storage.
- Double bedroom rear facing boasting uninterrupted exceptional views of Edinburgh Castle.
- Third bedroom front facing.
- Bathroom comprising WC, wash hand basin, vanity storage, bath with shower over.
- Gas central heating and double glazing.
- Well stocked landscaped gardens to front and rear.
- Allocated parking space with further residents parking.



## Location

Inverleith is an affluent and established residential district lying one mile to the north of the city centre. The property is a 5 minute walk to The Royal Botanic Gardens entrance. The area benefits from pleasant leafy streets and being close to Inverleith Park also the walkway of the Water of Leith. There are good local amenities at Canonmills and Goldenacre. Specialised shopping including coffee shops, bars and restaurants are available in nearby cosmopolitan Stockbridge. There are regular bus services to and from the city centre and surrounds. Local schooling both in the private and public sectors are well-represented from nursery to secondary level, with Edinburgh Academy, Stewart's Melville College, Mary Erskine School and Fettes College all close by. The property is also well positioned for road access to the City Bypass, Edinburgh Airport, the Queensferry Crossing and the East Lothian coast, making the road network of central Scotland easily accessible. A short drive away is Leith shore which offers a range of fashionable cocktail bars, Michelin star restaurants, trendy bistros, shopping and leisure centre.

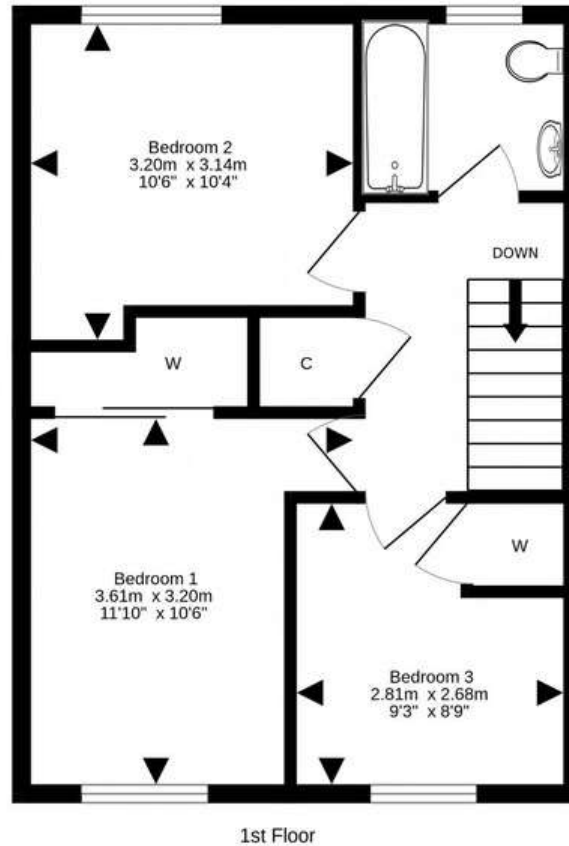
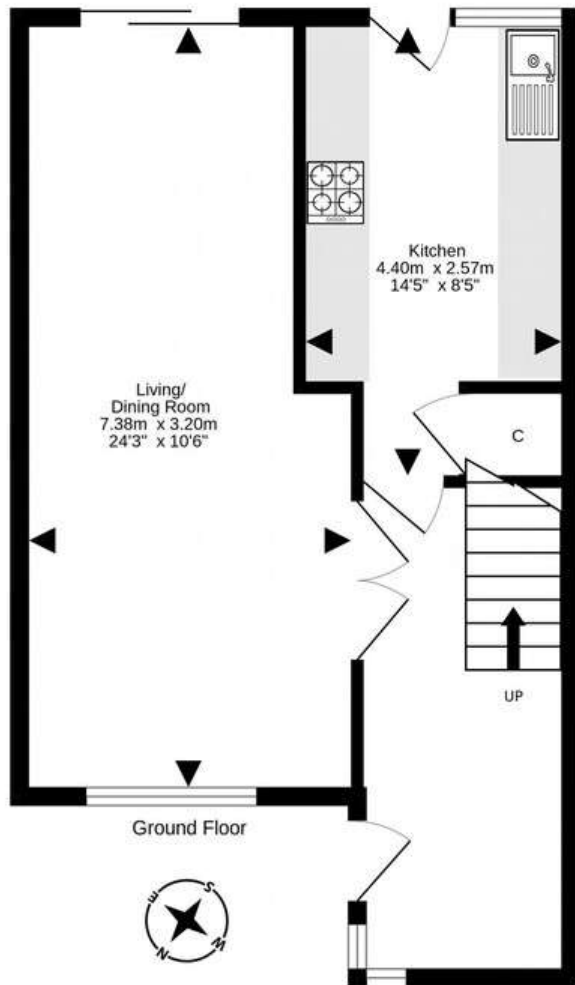
## Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

