



COULTERS[®]

WELCOME TO:

INVERLEITH ROW

64/1 Inverleith Row, Inverleith, Edinburgh, EH3 5PX



INVERLEITH ROW AT A GLANCE:



Prestigious Inverleith location



Traditional apartment



Living room with fine period details



Royal Botanic Garden close by



Well-presented shared rear garden



Quick access to the City Centre

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. Only selective curtains are included in the sale. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

A three-bedroom apartment in the popular area of Inverleith boasting a significantly large and open floor plan. Situated on the first floor of a traditional tenement the property's classically proportioned rooms are tastefully presented and feature an abundance of fine period details. The upgraded bathroom and shower room have been completed to a high standard. With The Royal Botanic Gardens within walking distance, along with superb local retail, leisure, and dining choices this is a superb opportunity.

- Living room with twin sash and case windows, wooden flooring and a focal log burning stove set into a white marble fireplace.
- Open plan kitchen/dining room with wooden flooring, an Edinburgh press, bespoke seating area, and an attractive fireplace. Features a Belfast sink, wooden worktops, white shaker-style base units, and Belling range cooker.
- Principal double bedroom including wooden flooring, Edinburgh press, sash and case window, and intricate cornicing. Also features built-in wardrobes.
- Two further bright and spacious double bedrooms.
- Upgraded bathroom boasting a towel radiator, claw foot bath, hidden cistern WC, washbasin built into vanity, and LED mirror.
- Tastefully renovated shower room with a traditional towel radiator, rainfall shower double enclosure, and washbasin built into vanity.
- Two box rooms offering superb storage space with one alternatively used as a utility room.
- Gas central heating throughout.
- Secure entry system.
- Well-presented shared rear garden.
- On-street (permit) parking.





LOCATION, LOCATION, LOCATION:

Inverleith is an affluent and established residential district situated just one mile north of Edinburgh's city centre. 64/1 Inverleith Row enjoys access to superb local amenities both in the surrounding streets and the neighbouring areas of Stockbridge, Canonmills, and Trinity are all within walking distance.

The Royal Botanic Garden is a ten-minute walk whilst Inverleith Park with its panoramic skyline views, tennis courts, picnic spots, and children's playpark is not much further. David Lloyd Health Club at Western Harbour and the award-winning Westwood's Health Club at Fettes boast a swimming pool, gym, and fitness classes, and Lomond Park Tennis Club at Trinity is within easy reach. Daily shopping needs are met by a variety of convenience stores along with a Tesco at Canonmills,

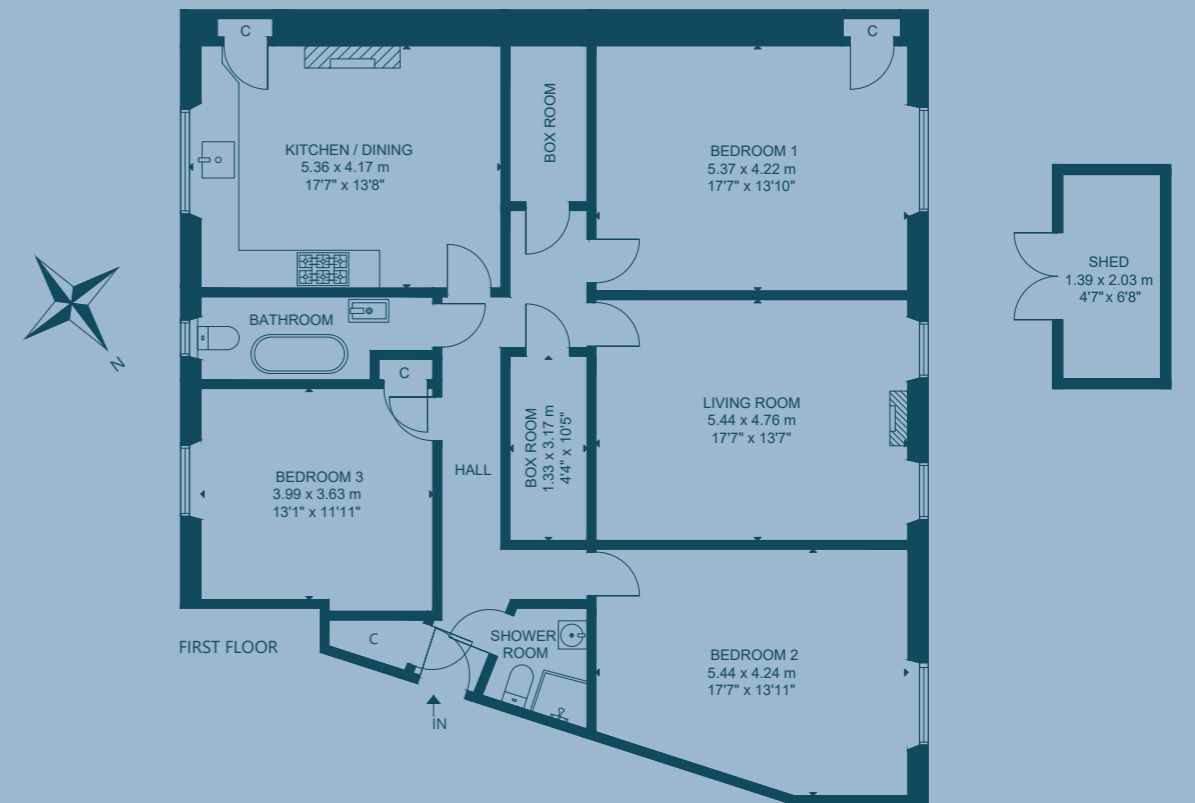
Waitrose at Comely Bank, and Morrisons on Ferry Road. Fashionable bars and restaurants such as The Herringbone Bar and Restaurant, The Tollhouse, and The Orchard Bar and Restaurant are moments away. Local coffee shops include Plantz Delicatessen & Bake Shop and Krem Karamel Cafe.

The property lies in the catchment area for Wardie Primary School and Trinity Academy whilst private school choices include Edinburgh Academy, Fettes College, and George Heriot's School.

Efficient bus services from Inverleith Row take you to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station, and tram links to Edinburgh International Airport.



FLOOR PLAN:



64/1 Inverleith Row, Inverleith, Edinburgh, EH3 5PX

Approx. Gross Internal Area

1,625 Sq Ft - 151 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
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