

COULTERS®

# WELCOME TO: INVERLEITH ROW

60/2 Inverleith Row, Edinburgh, EH3 5PX



## INVERLEITH ROW AT A GLANCE:

-  Leafy Inverleith location
-  First floor traditional flat
-  Bright living room with marble fireplace
-  Superb local amenities
-  Walking distance of the Royal Botanic Garden
-  Well-regarded schooling close by

## EXTRAS:

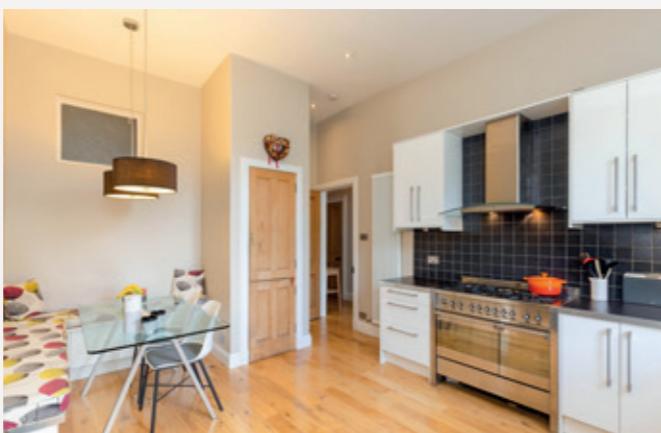
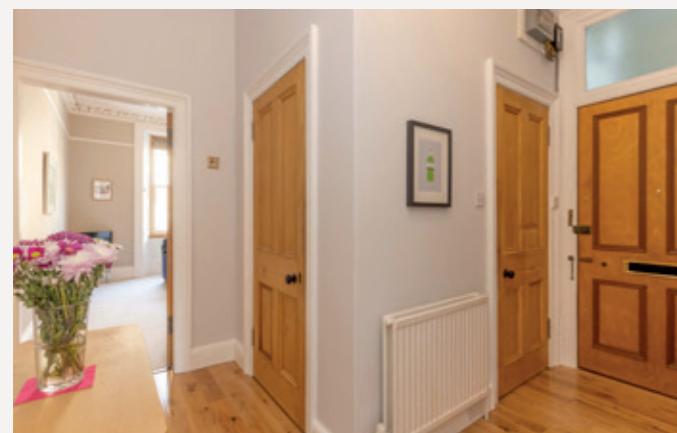
All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

An immaculate two-bedroom apartment on the first floor of a traditional tenement in the prestigious Inverleith area of Edinburgh. The property is in move-in condition and boasts spacious and bright interiors with eye-catching period features and stylish contemporary finishes. An extensive shared rear garden adds to its appeal. This leafy part of Edinburgh's New Town is near to a wide variety of amenities, open green spaces and is a superb opportunity for a young professional, couple, or investor.

- An elegant and bright living room with an abundance of period features including an eye-catching marble fireplace, picture rail and cornicing
- A well-proportioned kitchen/dining room with open rear outlook. Features excellent wall and floor storage, worktops and integrated appliances including a high-quality stainless steel range cooker. Also benefits from a pantry and an original range cooker
- A light principal double bedroom with Edinburgh press, cornicing and fireplace
- A further inviting double bedroom with original working shutters and fireplace
- A stylish fully tiled white three-piece bathroom with wall-mounted shower and recessed shelving with spotlights
- A versatile and well-presented box room with solid oak floors, ideal for additional accommodation or home office
- An extensive shared well-presented rear garden
- Gas central heating and double glazing throughout



# LOCATION, LOCATION, LOCATION:

Inverleith is one of the most sought-after areas of Edinburgh. Situated in the historic New Town it is only a mile from the city centre. The property enjoys access to superb local amenities including those at nearby Stockbridge, Goldenacre and Canonmills such as The Herringbone Bar and Restaurant, The Water of Leith Café and Bistro, and The Orchard Bar and Restaurant. Canonmills has a newsagent, post office and hairdresser.

Larger supermarkets including Waitrose and Tesco are all nearby as is Ocean Terminal shopping centre with its multiplex cinema, gym and well-known retailers and restaurants.

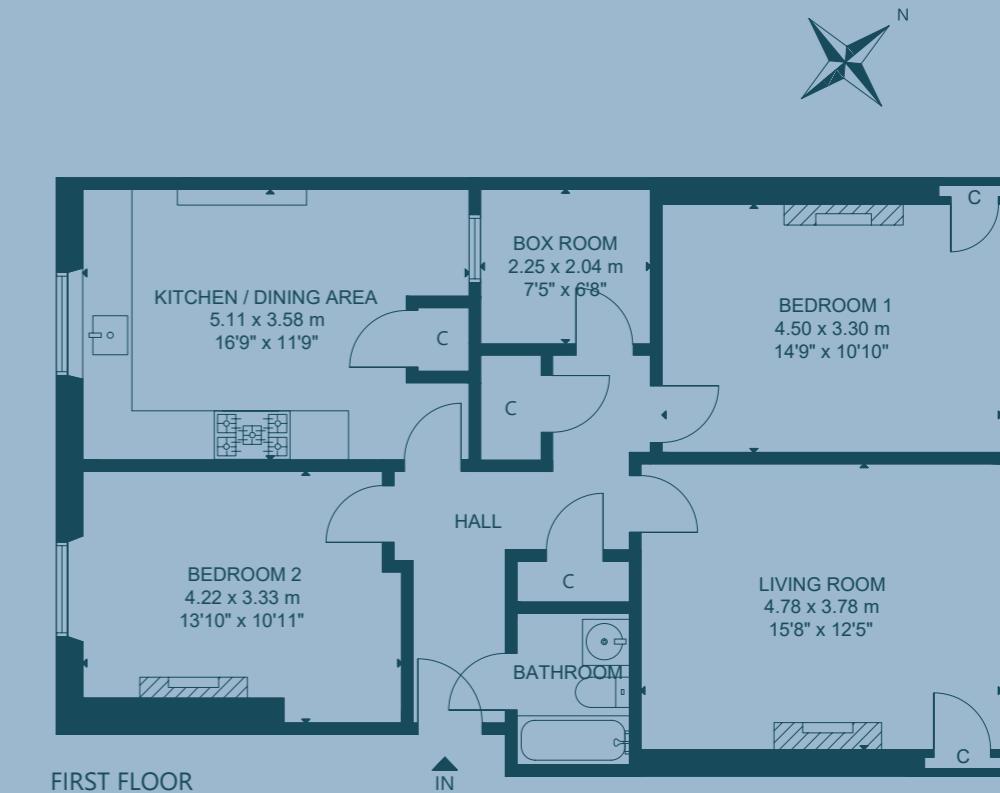
Recreational opportunities include the Royal Botanic Garden, which is a fifteen-minute walk, Inverleith Park and the Water of Leith walkways. Westwood's at Fettes and the David Lloyd Health Club at Western Harbour are all easily accessible.

Well-regarded schooling includes Wardie Primary School and Trinity Academy. Edinburgh private options are easily reached including the nearby Edinburgh Academy, Fettes College and George Heriot's School.

Regular bus services from Inverleith Row take you into the city centre in 15 minutes and the City Bypass is in easy reach.



## FLOOR PLAN:



60/2 Inverleith Row, Edinburgh, EH3 5PX

Approx. Gross Internal Area

990 Sq Ft - 92 Sq M

For identification only. Not to scale.

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HEAR FROM YOU:

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