

The image shows a large, three-story stone building with a classical portico supported by four columns. The building is made of light-colored stone and has several windows. To the right of the building, there is a garden with several greenhouses and a small outdoor seating area. The sky is blue with some clouds.

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WELCOME TO:

# INVERLEITH PLACE

41 Inverleith Place, Inverleith, Edinburgh, EH3 5QD





## INVERLEITH PLACE AT A GLANCE:



Prestigious Inverleith location



Three-bedroom garden apartment



Contemporary kitchen/dining room



Walking distance of Stockbridge



Adjacent to the Royal Botanic Garden



Well-regarded schooling nearby

### 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:

A three-bedroom apartment in prestigious Inverleith. Occupying an enviable position next to the Royal Botanic Garden, the property is in turn-key condition. It boasts a sumptuous interior design with high-quality fixtures and fittings set against a light-filled layout. An enclosed private courtyard adds to its appeal as a stylish city residence. This leafy part of Edinburgh's New Town is near to superb amenities and only 15 minutes from the City Centre.

- A bright and stylish sitting room overlooking the private courtyard with a light natural décor and seamless flow into the adjacent kitchen/dining room
- Dual aspect designer kitchen/dining room with views over to the Royal Botanic Garden. Flooded with natural light thanks to two sash and case windows this is a wonderful space ideal for entertaining or family life. The kitchen features a streamlined design including wall and floor bespoke cabinetry, glazed marble worktops and integrated appliances including stainless steel extractor hood, Siemens gas hob and eye-level double oven
- Beautifully presented principal double bedroom with elegant French doors leading to the private courtyard. An en-suite shower room with WC and washbasin completes the luxurious accommodation
- Two further double bedrooms with beautiful outlook. Both with a stylish interior design
- Indulgent bathroom with chic décor
- Generous utility room with Belfast sink and wall and floor storage
- Enclosed private courtyard and shared walled garden
- Gas central heating throughout
- Private off-street parking









## 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 located in nearby Stockbridge, Goldenacre and Canonmills such as The Herringbone Bar and Restaurant, 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 picturesque Royal Botanic Garden which is adjacent to the property, Inverleith

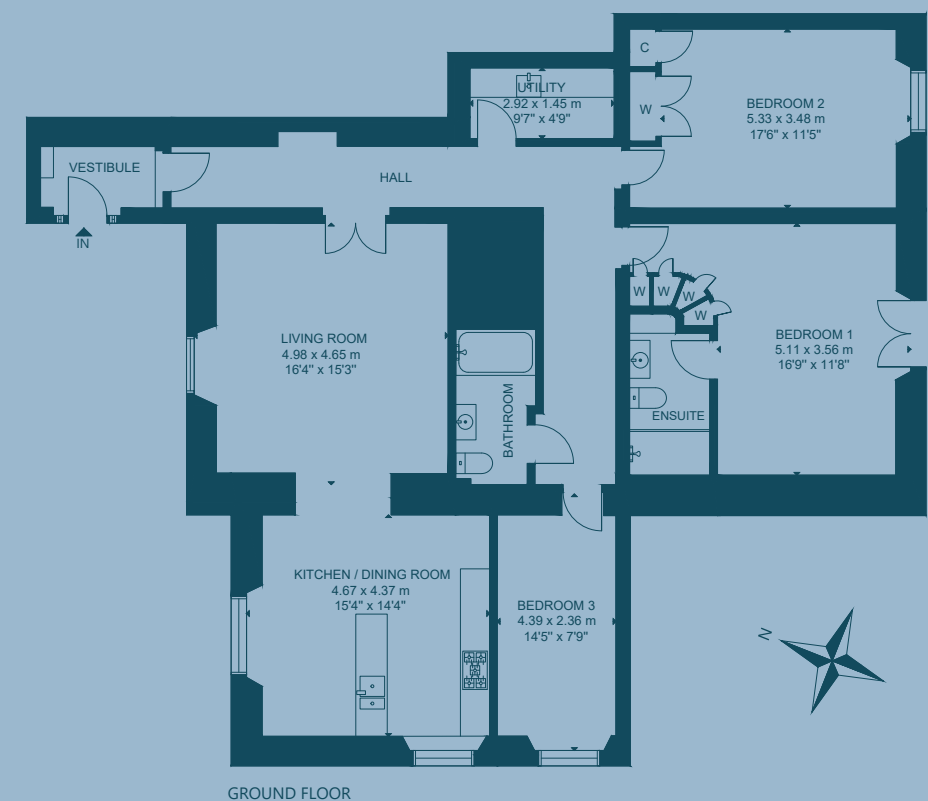
Park and the Water of Leith walkways. Westwood's at Fettes and the David Lloyd Health Club at Newhaven Harbour are all easily accessible.

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

Regular bus services from Inverleith Row take you into the City Centre in fifteen minutes and the City Bypass is in easy reach.



## FLOOR PLAN:



41 Inverleith Place, Inverleith, Edinburgh, EH3 5QD

Approx. Gross Internal Area

1,658 Sq Ft - 154 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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