

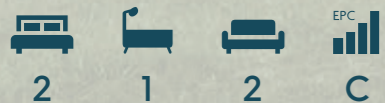


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WELCOME TO:

# EILDON TERRACE

21 Eildon Terrace, Inverleith, Edinburgh, EH3 5NL



## EILDON TERRACE AT A GLANCE:



Desirable Inverleith location



End-of-terrace house



Recently extended and refurbished



Walking distance to city centre



Well-maintained rear garden



The Royal Botanic Garden nearby

## EXTRAS:

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



## A LITTLE BIT ABOUT THE PROPERTY:

Located in Edinburgh's desirable Inverleith and minutes from The Royal Botanic Garden, this end-of-terrace home in a peaceful neighbourhood has been tastefully extended and fully refurbished throughout by the current owners. Impeccably finished and in pristine condition, this home boasts architecturally led features that invite abundant natural light. The property is peacefully situated in a well-maintained cul-de-sac of similar homes and has the benefit of a beautiful private garden directly accessible from the family room. It is a perfect opportunity for buyers seeking a stylish residence, in a tranquil surround, yet within walking distance of the City Centre, New Town, Stockbridge, and Inverleith Park.

- Bright living/dining room with a stylish soft neutral interior including wood-effect flooring.
- Kitchen partially divided from the living/dining room, with designer 'slabtech' worktops, and integrated appliances including a dishwasher, fridge, microwave, oven, induction hob, and an external-vented extractor hood. Access to utility cupboard with plumbing for washing machine.
- Beautifully bright family room with skylights and French doors opening out to the patio and gardens.
- First floor principal double bedroom featuring wall-to-wall bespoke wardrobes.
- Bright second double bedroom with custom hardwood desk overlooking the rear garden.
- Fully tiled contemporary bathroom with wall mounted power shower over bath, washbasin vanity unit, WC, and a chrome towel radiator.
- Downstairs WC (to be completed prior to sale).
- Partially floored loft with loft ladder perfect for storage.
- New double glazing and central heating throughout (new gas combi boiler).
- Large, private rear garden with mature plantings, freshly turfed lawn, and patio. The garden borders well-kept communal grounds.
- On-street residents parking (permit).





# LOCATION, LOCATION, LOCATION:

Located within walking distance from the City Centre, Inverleith is one of Edinburgh's most sought-after areas, known for its abundance of green spaces and parks. North of the UNESCO World Heritage Site of the New Town it enjoys access to superb amenities such as the world-renowned Royal Botanic Garden and Inverleith Park. For more sporting pursuits, David Lloyd Health Club at Western Harbour and the award-winning Westwood's Health Club at Fettes boast swimming pools, state-of-the-art gyms, tennis courts, and fitness classes.

Stylish restaurants, and fashionable bars such as The Raeburn, Hector's and La Bocca are in abundance in nearby cosmopolitan Stockbridge, and there are excellent establishments in Goldenacre and Canonmills including

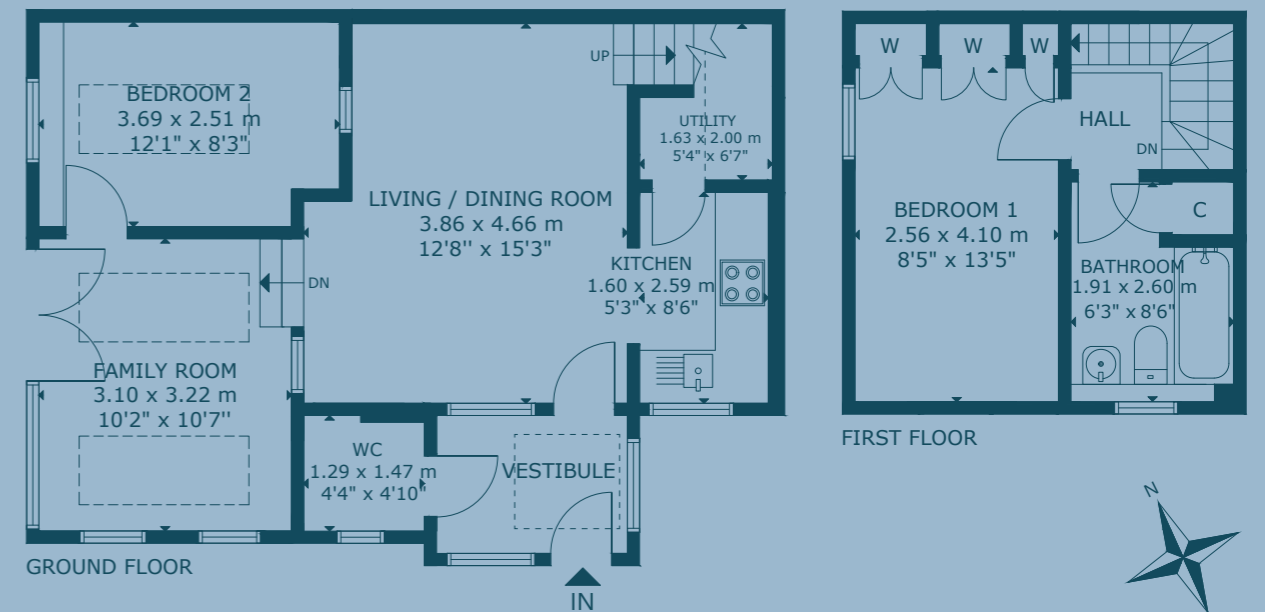
The Herringbone Bar and Restaurant, and The Tollhouse. Daily shopping needs are met by a variety of convenience stores in Goldenacre along with a large Tesco at Canonmills, Waitrose at Comely Bank, and Morrisons on Ferry Road.

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

Easy access to Edinburgh cycling path network. Regular bus services from the end of the street take you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station, and tram links to Edinburgh International Airport.



## FLOOR PLAN:



21 Eildon Terrace, Inverleith, Edinburgh, EH3 5NL

Approx. Gross Internal Area

854 Sq Ft - 79 Sq M

For identification only. Not to scale.

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