

3/5 Goldenacre Terrace, Edinburgh EH3 5QP

Offers Over £350,000

- Hallway with useful storage cupboard
- Bay window lounge with open views to Edinburgh castle, ornate cornice, centre rose and gas fireplace
- Breakfasting kitchen with a range of floor and wall mounted units, gas hob and electric oven, appliances which are included in sale and large pantry cupboard
- Two large double bedrooms
- Family bathroom with three-piece suite and mains shower over the bath
- Gas central heating
- Well kept communal gardens
- On-street parking



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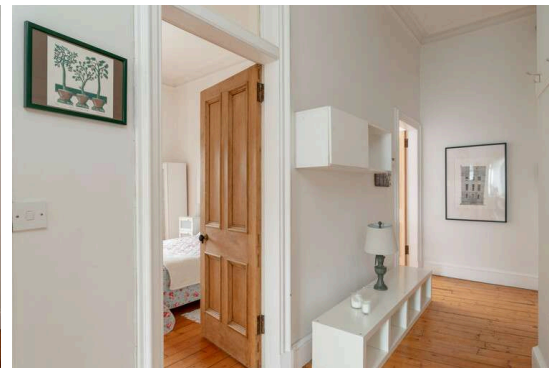
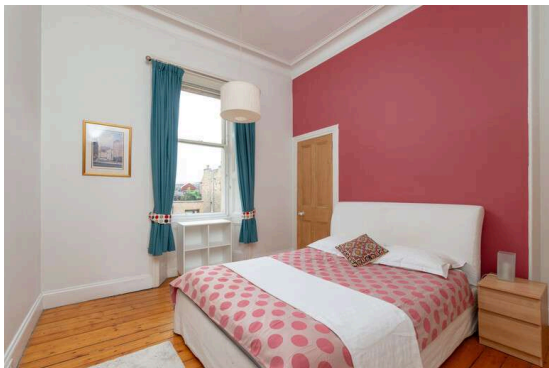
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EPC C



Flat

Blair Cadell are delighted to bring to market this fantastic tenement flat in the heart of Inverleith. With stunning open outlooks to the castle and superb range of local amenities and links to the city centre, the property would be ideal for the first time buyer or young professional and must be viewed.

The accomodation comprises of a large entrance hallway with a useful storage cupboard leading through to a fantastic bay window lounge with lovely original features such as ornate cornicing, centre rose, decorative fireplace and stunning uninterrupted views up to the Pentlands and Edinburgh castle making it the perfect place for hosting friends and family. A breakfasting kitchen with a range of floor and wall mounted units, gas hob and electric oven, white goods which are included in the sale and a large pantry cupboard offering plenty of storage space. There are two generous double bedrooms, a well finished bathroom with a three-piece suite and mains shower over the bath. Gas central heating throughout the property and a communal garden to the rear. On-street permit parking.*No warranties given for systems or appliances*

Inverleith is an affluent and established residential district close to the city centre. The area benefits from pleasant leafy streets and being close to Inverleith Park with an active tennis and bowling club. There are great local amenities at Goldenacre and a Morrisons, Waitrose and Sainsbury's supermarket within easy reach. The Royal Botanic Gardens are also within moments of the property as is the pleasant walkway of the Water of Leith. Specialised shopping including coffee shops, bars and restaurants are available in nearby cosmopolitan Stockbridge. The waterfront in Leith, Granton Harbour, Ocean Terminal shopping and leisure centers are in easy driving distance and there is good road access both to the east and west.

Viewing by appointment on 0131 337 1800

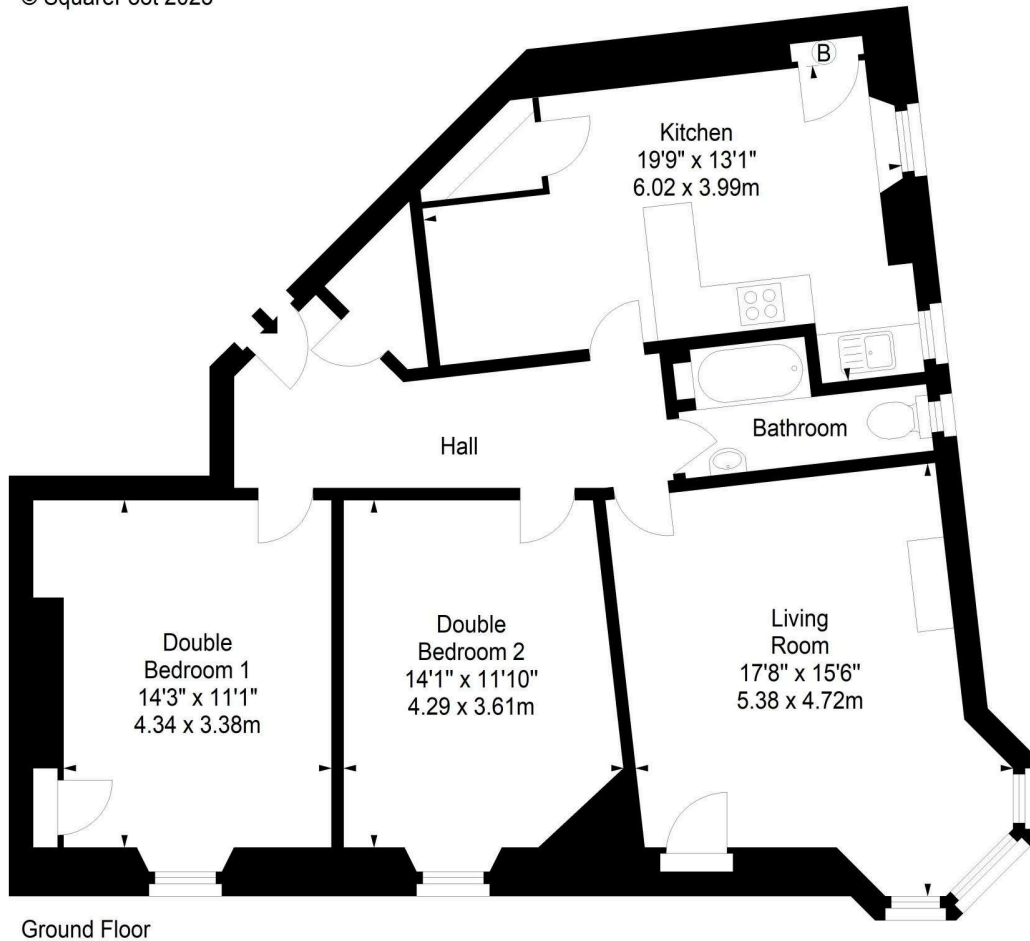
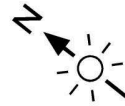




Goldenacre Terrace,
Edinburgh,
Midlothian, EH3 5QP



Approx. Gross Internal Area
980 Sq Ft - 91.04 Sq M
For identification only. Not to scale.
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