










Offers Over  
**£240,000**

## 3 3F2 Inverleith Gardens

Inverleith | Edinburgh | EH3 5PU

A well proportioned third floor flat, which forms part of an attractive period terrace, enjoying a superb location close to the Botanical Gardens, in the desirable Inverleith area of the city.

-  1 bedroom
-  2 public room
-  1 bathroom
-  On-street permit
-  Communal garden
-  EPC rating – D
-  Council tax band- C



## Description

The internal accommodation briefly comprises: entrance hallway with built-in storage cupboard, comfortable reception room with wood flooring, ornate cornice work, focal fireplace and versatile study/storage space off, spacious dining kitchen which has been fitted with a good variety of white contemporary units, contrasting worktops, Belfast style sink, tiling to splash areas and a built-in pantry, double bedroom with modern décor, high ceilings and a pleasant leafy outlook, and bathroom with three piece white suite, tiling to splash areas, and over-bath mains shower.



## Extras

All items of furniture are included within the sale. Soft furnishings will not be included.

## Gardens and Parking

There is a well kept lawned garden to the rear which enjoys a sunny south facing aspect and is bordered by shrubs and small trees. On-street permit parking is available within close proximity.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

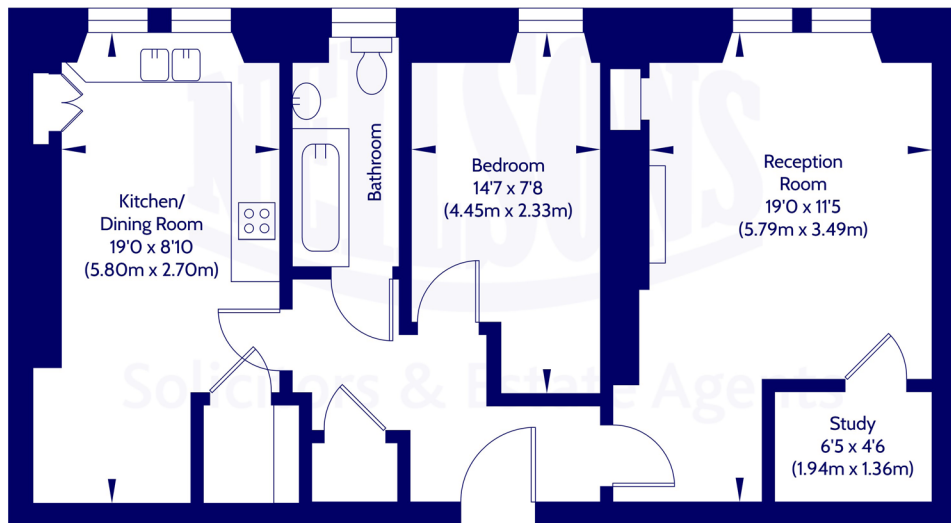
The property is located in the popular Inverleith district and is ideally situated for access to the city and the superb assortment of world class amenities therein. There are an assortment of shops, cafes and restaurants on the doorstep with further options available in the neighbouring areas of Stockbridge and Canonmills. Recreational facilities in the vicinity include the green spaces of Inverleith Park and the renowned Royal Botanical Gardens, together with ready access to walks and cycling along the Water of Leith Walkway, city cycle paths and the playing fields at Goldenacre. Frequent buses provide excellent access to the city centre and surrounding areas and the property is also ideally placed for connections to Edinburgh Airport and the main arterial routes out of the city.





Approx. Gross Internal Floor Area 61.16 Sq M / 658 Sq Ft.

### Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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