



COULTERS<sup>©</sup>

# 10/6 HOWARD STREET

INVERLEITH, EDINBURGH, EH3 5JP

 2 BED

 1 BATH

 1 PUBLIC









## TAKE A LOOK INSIDE

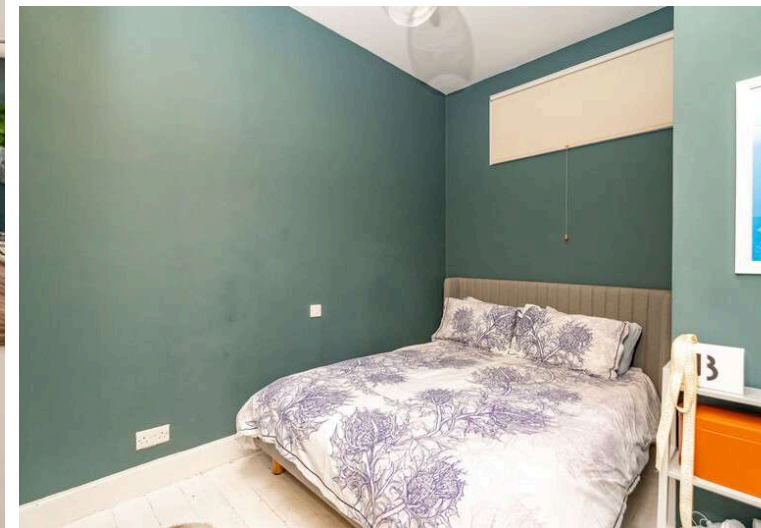
This two bedroom flat has an excellent location close to a host of wonderful amenities and a short distance from the city centre. On the edge of desirable Inverleith, bordering Canonmills and being just a short walk from Stockbridge and the New Town, allows residents to benefit from some of the best open green spaces and most prized eateries and boutiques that the city has to offer.

Situated on the top floor, the flat has a beautifully bright east-west aspect and boasts an attractive open view down Warriston Crescent. Delightful period features have been retained around the home and include original timber flooring, cornicing and paneled doors.

The property comprises: a very spacious bay windowed sitting room with fireplace; spacious kitchen/dining room with integrated appliances, charming window seat and extra large pantry cupboard; two double bedrooms, one with an electronically operated Velux skylight; and a stylish shower room with traditional sanitaryware and classic chrome finishes.

## KEY FEATURES

-  Top floor flat with lovely views
-  Two double bedrooms
-  Shared gardens to the rear
-  Permit parking available
-  Botanic Gardens and Water of Leith on the doorstep
-  Fantastic shops, cafes and restaurants close by



The property is fitted with double glazed sash and case windows and benefits from gas central heating. There is a secure entry system for access into the building. A well-kept communal garden is situated to the rear of the property and permit parking is available on street.

## EXTRAS

All light fittings, blinds, fitted flooring and white goods are included in the sale price.





## THE LOCAL AREA

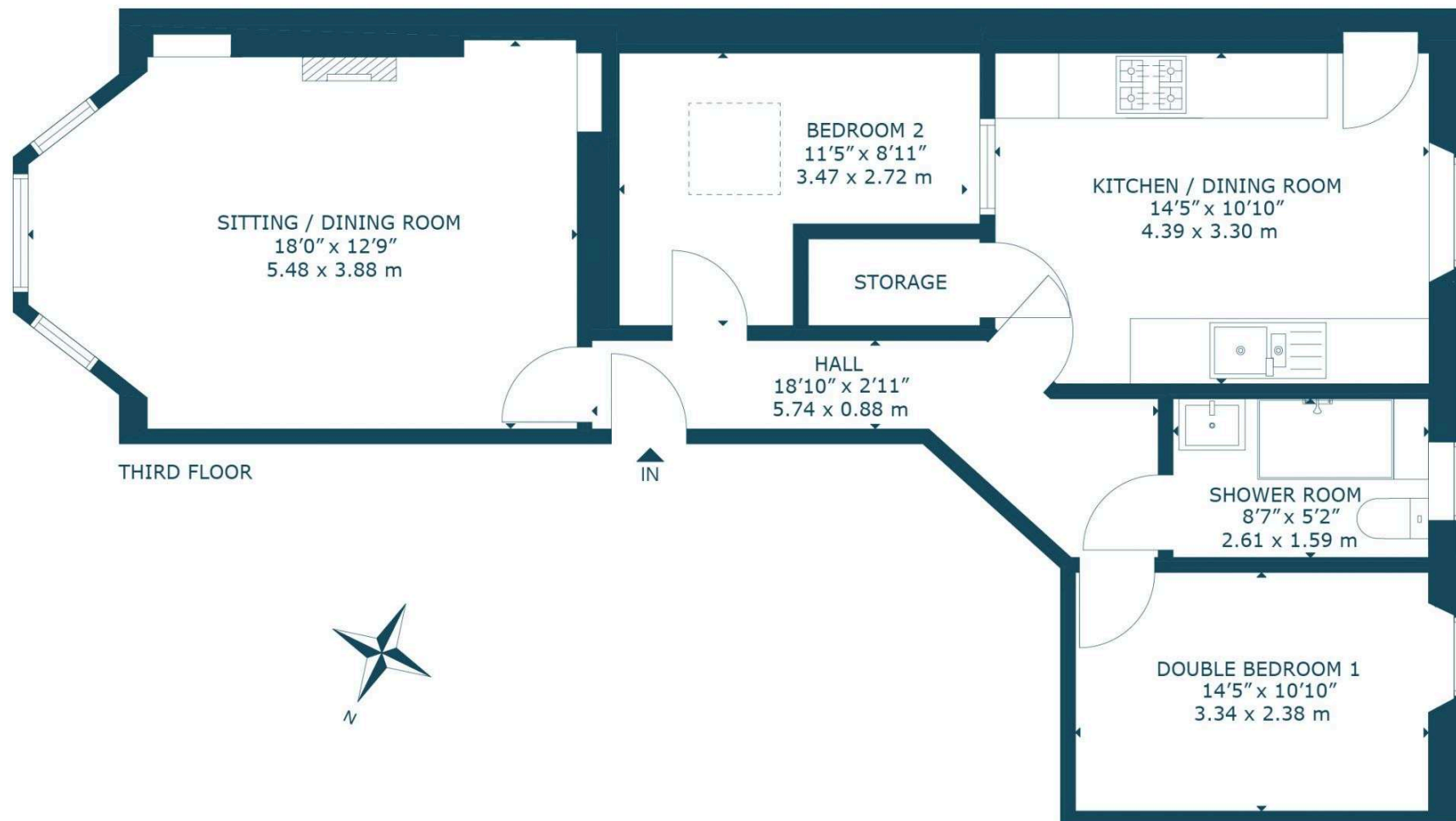
Just north of the city centre, the leafy suburb of and conservation area of Inverleith is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. Predominantly a residential area, Inverleith offers a wealth of outdoor and recreational activities including beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a model-boating pond. Inverleith is also home to The Royal Botanic Garden: 72-acres of stunning gardens, magnificent glasshouses as well as plus exhibition spaces, cafés and restaurants. The Water of Leith walkway is also easily accessible. Thanks to its central location, Inverleith is within easy reach of excellent local services and amenities.



For everyday shopping needs, there is a convenience store on the street plus a large Tesco at Canonmills and Waitrose at Comely Bank. The property lies in the catchment area for Broughton Primary School and Drummond High School and is ideally placed for some of the capital's most prestigious independent schools, including The Edinburgh Academy and Fettes College. Inverleith is served by fantastic public transport routes travelling across the city, and also enjoys proximity to Ferry Road, which in turn provides easy links to Edinburgh Airport, the Forth Road Bridge and the M8/M9 motorway network.



LET'S  
STAY  
HOME



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 713 SQ FT / 66 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.