



# Inverleith, Edinburgh

11 (1F2) ROYSTON TERRACE, EDINBURGH EH3 5QU

Located within a charming tenement building in this sought-after area, this beautifully presented and spacious first floor flat boasts many period features and is within walking distance of excellent amenities.

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## Description

This beautifully presented first floor flat, within a traditional tenement with lots of period features and sanded floors to many rooms, offers well-proportioned accommodation in lovely order throughout.

The property comprises of:

- Bay Windowed Lounge/Dining Room
- Modern Kitchen
- Three Double Bedrooms
- Modern Shower Room with a large walk-in Shower
- New Double Glazing
- Gas Central Heating
- Period Features
- Communal Garden/Drying Green

## Location

Royston Terrace is an attractive street with mainly tenement buildings, situated in Inverleith which is a sought-after residential area with excellent amenities on the doorstep including small local shops, cafes and restaurants and several supermarkets are nearby with Craighleith Retail Park and Ocean Terminal Complex within easy reach. The popular areas of Stockbridge and Comely Bank and the city centre itself are also closeby. There is a good public transport service throughout the city and easy access to the main motorway networks. Recreational facilities include a number of parks including the Royal Botanical Gardens and Inverleith Park and numerous golf courses are available in the area. Glenogle Swim Centre and Ainslie Park Leisure Centre are both closeby and there are several private health clubs in the vicinity and easy access to The Water of Leith walkway and cycle path and to Granton Harbour.

## Extras

The curtains and blinds, hob, oven, extractor hood, washing machine and dish washer are included in the sale.

## Council Tax Band

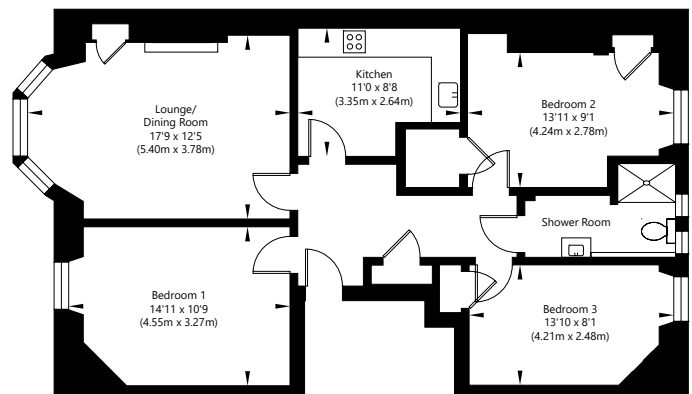
Band D

## Viewings

By appointment with Agents: Tel: 0131 467 7550



Approx. Gross Internal Floor Area 82.68 Sq M / 890 Sq Ft.  
First Floor



Area excludes garages, outbuildings, attic and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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