

COULTERS[©]



55 EILDON TERRACE

WARRISTON, EDINBURGH, EH3 5NL

2 BED

1 BATH

1 PUBLIC

TAKE A LOOK INSIDE

Peacefully tucked away within a desirable cul-de-sac in Warriston, this beautifully presented mid-terrace home offers bright and well-proportioned accommodation, private gardens to the front and rear, and an allocated parking space. With the Botanic Gardens, Inverleith Park and the amenities of Canonmills and Stockbridge all close by, it is a superbly located property in a highly sought-after area.

The ground floor flows naturally from a welcoming hallway into a bright, dual aspect sitting and dining room with direct access out to the back garden. The kitchen is fitted with a good range of wall and base mounted cabinetry, integrated appliances and quartz worktops.



KEY FEATURES

- Beautifully presented terraced home.
- Peacefully located in a desirable cul de sac.
- Private gardens to both front and rear.
- Allocated parking space.
- Botanic Gardens and Inverleith Park nearby.
- Independent shops, cafes and restaurants a short stroll.
- EPC Rating - C
- Council Tax Band - E

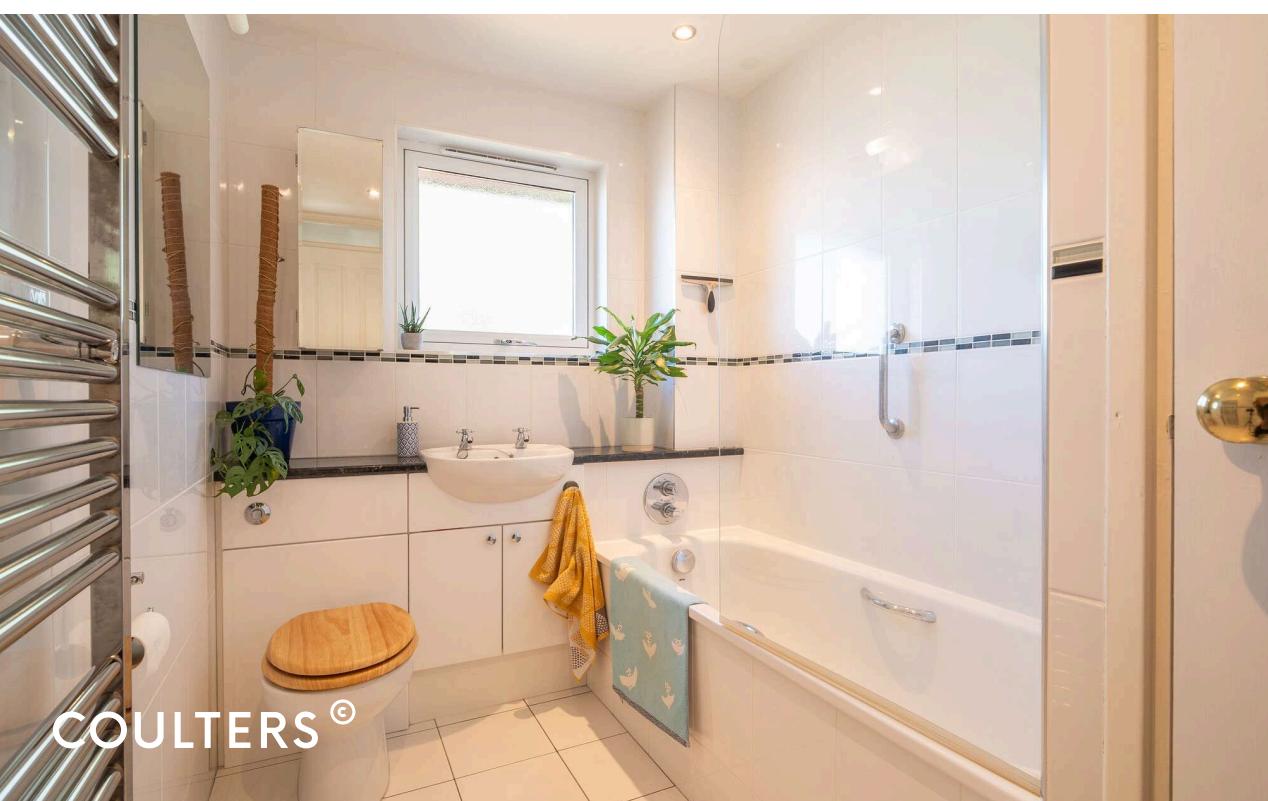


Upstairs, the accommodation comprises two comfortable double bedrooms, both with excellent storage and with bedroom 1 having newly fitted, bespoke built-in wardrobes. A bathroom with shower over the bath completes the first floor. A loft with Ramsay ladder access offers valuable additional storage space.

The property is fitted with modern double glazing and gas central heating with Hive operating system.

Externally, the property benefits from its own private gardens to both the front and rear. The rear garden is fully enclosed, featuring a lawn, patio area and raised beds. The house also benefits from a useful, private allocated parking space with bollard.

Maintenance of the shared grounds on Eildon Terrace is managed by Trinity Factors at a cost of approximately £130 per annum.



THE LOCAL AREA

Eildon Terrace is tucked off Inverleith Row in the highly sought after Warriston area of Edinburgh. The area is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. It offers a wealth of outdoor and recreational activities, particularly beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a model-boating pond. Also on the doorstep is The Royal Botanic Garden Edinburgh: 72-acres of beautiful gardens, magnificent glasshouses and stunning views, plus exhibition spaces, cafés and restaurants.

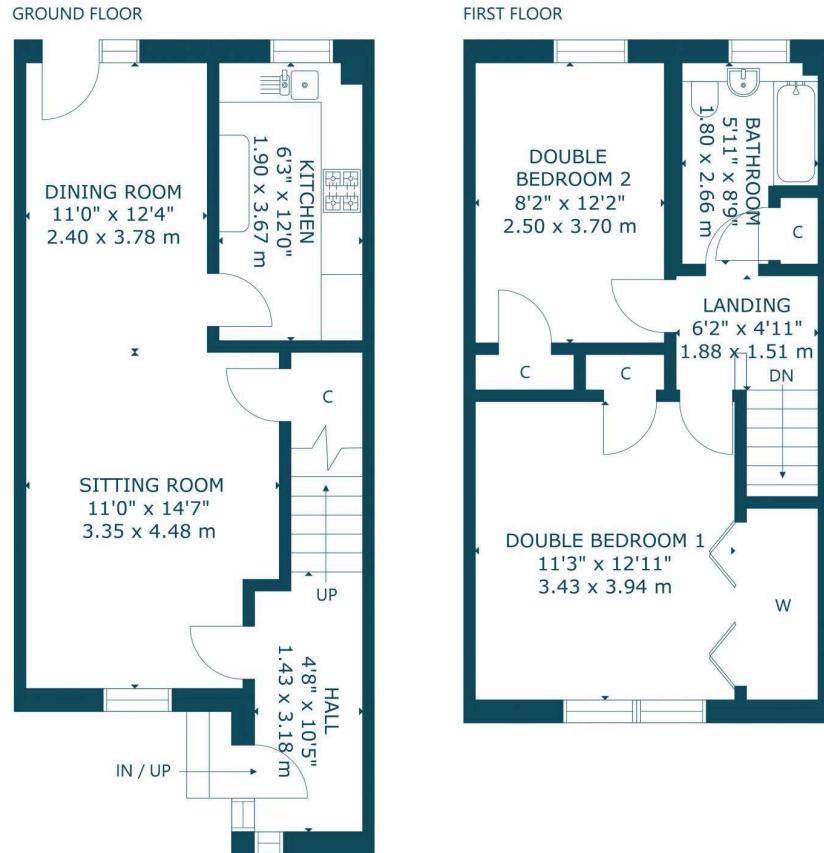
A superb selection of cafes, bars, restaurants and shops are available in both the immediate area and in neighbouring Stockbridge whilst the Tesco at Canonmills provides a convenient local supermarket. There is excellent provision for schools in the area, both state and private. The property is in the catchment area for Broughton Primary School and Drummond Community High School. Private schools such as Fettes College, St George's School for Girls, The Edinburgh Academy and ESMS are close at hand. Warriston is served by a fantastic bus service, provides easy access to cycle networks 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.

EXTRAS

The blinds, curtains, light fittings, fitted floor coverings and white goods are included in the sale.



COULTERS®



55 EILDON TERRACE, WARRISTON, EDINBURGH, EH3 5NL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 835 SQ FT / 77 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.