



69/2 Inverleith Row, Edinburgh, EH3 5LT

*Impressive three-bedroom first floor flat with excellent amenities within walking distance*

URQUHARTS  
EDINBURGH



## DESCRIPTION

69/2 Inverleith Row is an impressive three-bedroom first floor corner aspect flat, forming part of a traditional tenement building, situated in the highly desirable Inverleith Conservation area. The location is superb with excellent local amenities within walking distance and good transport links to the city centre and beyond. The property has been tastefully upgraded throughout whilst retaining many original period features including cornicing and fireplaces.

Welcoming entrance hall; bright and spacious living room with corner dual aspect outlook to the front and fireplace; modern fitted kitchen / dining room with wall and base and units and integrated appliances; master bedroom to the rear with en-suite shower room; two further good-sized bedrooms; and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room. Kitchen / dining room. Three bedrooms (one en-suite). Bathroom.

Gas central heating. Double glazing. Well-maintained communal rear garden. Residents permit and pay & display on street parking.

## LOCATION

Inverleith Row is located within the desirable Inverleith and neighbouring Goldenacre districts of Edinburgh, which lie a short distance to the North of the city centre. Local shops and cafes cater for everyday needs, whilst nearby Canonmills and Stockbridge have several cafes, bars & restaurants, specialist shops, and Tesco and Lidl supermarkets. There is also a Morrisons supermarket on Ferry Road, Waitrose at Comely Bank and ASDA at Newhaven. More extensive shopping can be found at the St James Quarter, Ocean Terminal or Craigmillar Retail Park, including high street shops, eateries and cinemas. Leisure and recreational facilities include the renowned Royal Botanical Gardens (which is adjacent to the property), Inverleith Park, Water of Leith Walk & Cycle Pathway, David Lloyd Health Club, Ainslie Park, Westwoods,





The Urban Village Hotel and Glenogle Swim Centre. There are several well-respected catchment schools in the area including Broughton Primary with nearby private schools including Fettes College, Edinburgh Academy and Stewart's Melville. Regular bus services run to the city centre and surrounding areas, with Waverley train station, Edinburgh bus station, and tram links to Edinburgh Airport west and east down to Newhaven/Shore. The Forth Road Bridge/Queensferry Crossing, and the main motorway networks are within easy reach with connections to the City Bypass to the A1 south.

#### INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains, blinds, wardrobes and kitchen appliances.

#### PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

#### HOME REPORT

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **E**

The property has an Energy Rating Category **C**  
Tenure Freehold

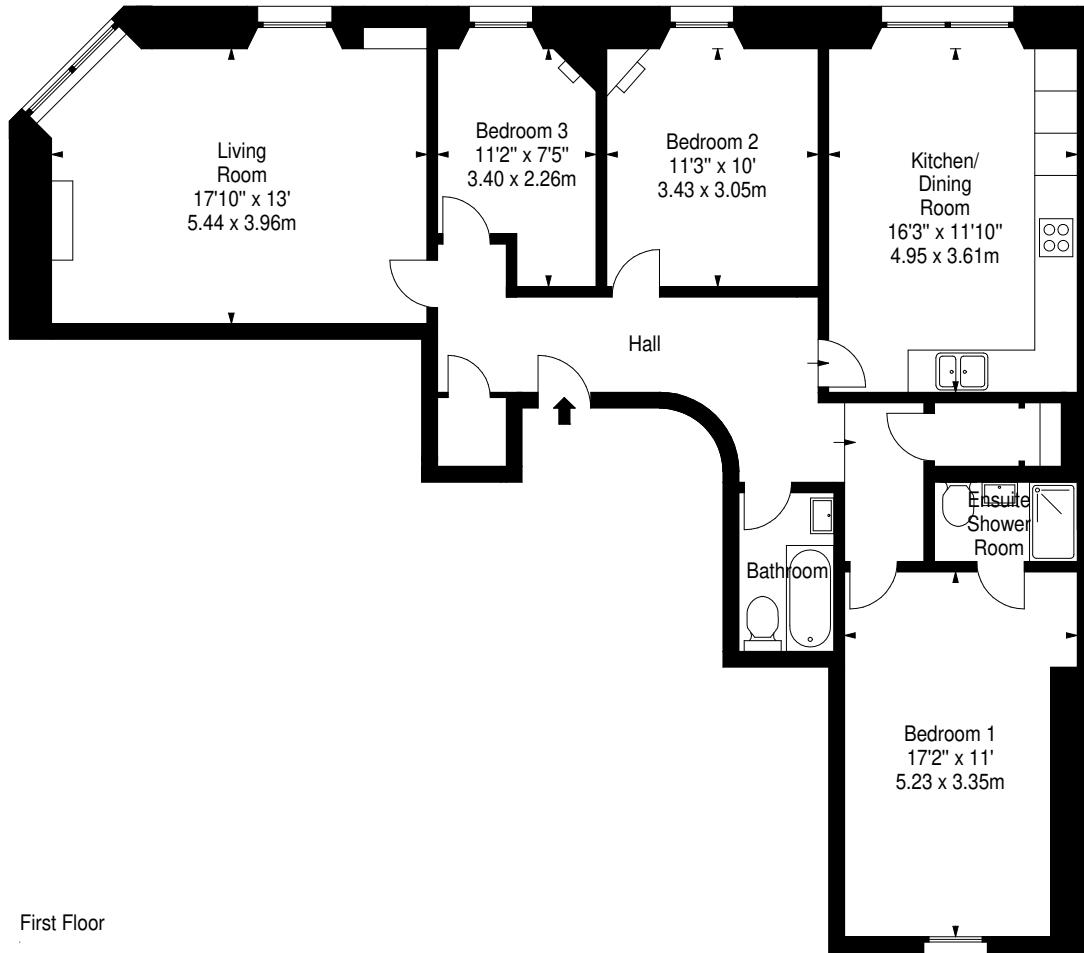
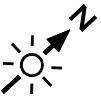


Inverleith Row,  
Edinburgh,  
Midlothian, EH3 5LT



Approx. Gross Internal Area  
1090 Sq Ft - 101.26 Sq M

For identification only. Not to scale.  
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#### NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.
5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.
7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).