Inverleith
10/3 Howard Street

Ideally positioned, bright, spacious two bedroom second floor flat situated in the popular residential area of Inverleith to the north of the City. The elegantly proportioned property boasts gas central heating, double glazing, period features, open views of Warriston Crescent and a shared garden to the rear.

- entrance hall
- living room
- kitchen/dining room
- two bedrooms
- bathroom
- shared garden
- period features
- gas central heating
- double glazing
- permit parking
- EPC rating D

what’s included...
All fitted carpets and floor coverings, light fittings, curtains, blinds, hob, oven, fridge freezer and automatic washing machine.

for price and viewing
call now on 0131 200 1234
what’s near you...

The property is located approximately 1.5 miles north of Princes Street, in this sought after location close to the Royal Botanic Garden. It is convenient for good local shops and within a short walk of a large Tesco supermarket and Lidl on Broughton Road. The neighbouring districts of Broughton and Stockbridge provide a comprehensive range of specialist shops and amenities including banking, Post Office, restaurants, bars and stylish coffee shops. The property lies approximately 1 mile walk of the swimming baths and modern gym facilities on Glenogle Road. Other leisure facilities are also numerous in the vicinity.

The Royal Botanic Garden, the Water of Leith Walkway and Inverleith Park are all situated within easy walking distance as well as an excellent network of cycle paths and several private gyms. Ocean Terminal is a short bus or car journey away offering a wide range of retail outlets, several restaurants and a multi-screen cinema. There is a frequent bus service available just around the corner on Inverleith Row, with routes into the City Centre and to surrounding areas. By car, there are good road connections to the main arterial routes out of Edinburgh to the north and east.