**Location**

With its blend of period villas and modern developments, leafy green spaces and close proximity to the city centre, Inverleith has long been a popular choice for professionals and families alike. Situated north of Edinburgh’s prestigious New Town and just over a mile from the heart of the capital, Inverleith enjoys access to fantastic local services and amenities in neighbouring Trinity and Stockbridge, and is just minutes’ drive from several major supermarkets and Craigleith Retail Park. The area encompasses beautiful Inverleith Park, which is home to various community sports pitches and allotments, as well as Royal Botanic Garden Edinburgh, where you can explore 72 acres of exquisite gardens and take in some of the best views of Edinburgh’s iconic skyline. Inverleith is served by excellent state schools, including nursery education at Drummond Community High School, and is also well placed for a choice of independent schools. Thanks to its northerly location, Inverleith offers swift and easy access to Edinburgh International Airport, the Queensferry Crossing and the M8/M9 network. The area also benefits from excellent public transport services for fast, convenient travel across the capital.

**Viewing**

By appointment with Gilson Gray on 0131 516 5366.

EPC

Rating - E

Council Tax

Band - C

Note: No guarantees can be given in respect of the foregoing appliances.

10/5 HOWARD STREET, INVERLEITH, EDINBURGH, EH3 5JP

Positioned on the top floor of a classic tenement in the desirable Inverleith conservation area, this two-bedroom corner-aspect flat offers a spaciously bright home with stunning views across the city. Having retained a host of original features, including sash and case windows and decorative cornices, the period property is brimming with charm and character, and represents a popular proposition for city professionals and buy-to-let investors.

The handsome stone-built tenement is accessed via a secure shared entrance and a traditional staircase winding up to the top floor. Welcoming you into the flat is a good-sized hall and to the right is the spacious and elegant lounge/dining room. Its splendid bay window is framed by classic paneling and yields magnificent rooftop views across Inverleith. The sunny kitchen, walnut-stained cabinets topped with solid granite provide excellent hidden storage and space, and accommodate a selection of integrated appliances: a gas hob, an electric double oven and a washer dryer. Both bedrooms enjoy south-facing windows, and separately to the rear-facing bedroom is a press, which houses the gas-fired combi boiler. The rear-facing bedroom also beneﬁts from a traditional press, which houses the gas-fired combi boiler. Completing the accommodation is the airy four-piece bathroom, which comprises a roll-top bath, a shower compartment, washbasin and a hidden-cistern toilet. Gas central heating ensures year-round comfort and efficiency.

Externally the property enjoys use of a southwest-facing, shared garden to the rear and controlled parking (Zone N2) in the immediate vicinity. The flat is also seconds’ walk from the Water of Leith Walkway and the Royal Botanic Garden.

- Third-floor tenement flat
- Appealing corner aspect
- Spacious living/dining room
- Bright, well-appointed kitchen
- Two large double bedrooms
- Airy four-piece bathroom
- South-facing shared garden
- Controlled parking (Zone N2)
- Both south-facing windows
- Gas combi central heating

**Offers over £295,000**
These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.

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