



Charming ground floor flat requiring modernisation

34 Inverleith Terrace, Inverleith, Edinburgh, EH3 5NU

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Location

Inverleith Terrace is located on the northern fringe of Edinburgh's New Town with a superb southerly aspect. It lies immediately south of the Royal Botanic Garden and is superbly located for all the amenities of the city centre with Canonmills and Stockbridge close by. There are regular bus services to the city centre, easy access to the Waverley station and within easy reach of a variety of supermarkets and local shops. Within the local area there are a number of local and private schools including Broughton Primary School, Drummond Community High School, The Edinburgh Academy and Fettes.

Description

34 Inverleith Terrace is a unique property set on the ground floor of a detached, stone built house. The property is set in the highly sought after Inverleith area of Edinburgh. The property has an abundance of period charm both internally and externally with its turreted entrance hall, crow stepped gables, cornicing and natural timber skirting boards and architraves. The accommodation radiates from a broad reception hall and of particular note is the drawing room with its bay window and its central, recessed, fireplace which is flanked by two west facing windows. Double doors open from the hall way to the study & dining room which flows through to the kitchen and breakfast room. French doors open to the south facing terrace and garden. There are three spacious double bedrooms which are serviced by a family bathroom.

There is a further bedroom on the first floor, in the former maids quarters.

Externally to front of the house, a driveway provides parking for a number of cars and there is a garage and two store rooms. To the rear, there is a wonderful, south facing private garden with patio and lawns.

Fixtures and Fittings

The property will be sold as seen. The sellers offer no warranties.

Listing

The property is not listed but is in the Inverleith Conservation Area.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

Purchase price

Within 7 days of the conclusion of Missives a deposit of 10% of the purchase price shall be paid. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

EPC

Band E





34 Inverleith Terrace, Inverleith, Edinburgh, EH3 5NU
Gross internal area (approx) 305.73 sq.m (3291 sq.ft)
(Including Garage & Stores)



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