



lindsays

3/1 Inverleith Avenue
Inverleith, Edinburgh EH3 5PT

"A beautifully presented and significantly upgraded first floor flat enviably located minutes from all the area has to offer in a quiet leafy cul-de-sac"

- Bright welcoming hall
- Impressive bay windowed sittingroom
- Stylish white kitchen/diningroom
- Spacious double bedroom
- Single box/bedroom or study
- Stunning showerroom
- Gas central heating
- Double glazing
- Secure door entry system
- Unrestricted on-street parking

EPC Rating C

OFFERS OVER £280,000



Description

Commanding superb open views south/ west across the adjoining gardens to the hills beyond, this beautifully presented and significantly upgraded first floor flat forms part of a traditional tenement within a quiet cul-de-sac, just off Ferry Road. A deep bay window in the elegant sittingroom floods the room with light and takes advantage of the open aspect. The contemporary kitchen/diningroom is both stylish and practical and comes complete with appliances. There is a comfortable double bedroom, a single box/bedroom or study and a stunning showeroom. Additional benefits include gas central heating, double glazing and a secure door entry system. Unrestricted on street parking is available within the cul-de sac.

Area

Regarded as one of Edinburgh's most sought after locations, Inverleith is a leafy residential suburb a little over two miles north of Princes Street. The wonderful open spaces of Inverleith Park, Warriston Playing Fields and the world famous Royal Botanic Gardens are all just a short walk from the property, as are the delightful meandering paths by the Water of Leith. Local shops and services are literally around the corner and both neighbouring Stockbridge and Comely Bank offer a wealth of independent shops, cafes, bars and restaurants. There is a large branch on Morrisons on Ferry Road and a Waitrose in Stockbridge. George Street and the recently opened St James Quarter play host to an array of High Street and luxury shops, entertainment venues and eateries. There are numerous sport options nearby including the Ainslie Park and Glenogle Leisure Centres, and in the private sector The Grange Cricket Club, Westwoods and The Village. Excellent schools in both the state and private sector are within walking distance. Neighbouring Ferry Road is a main arterial route providing bus services to many parts of the city and access to the City Bypass, Edinburgh International Airport, The Queensferry Crossing and Central Scotland's Motorway Network.

Viewing

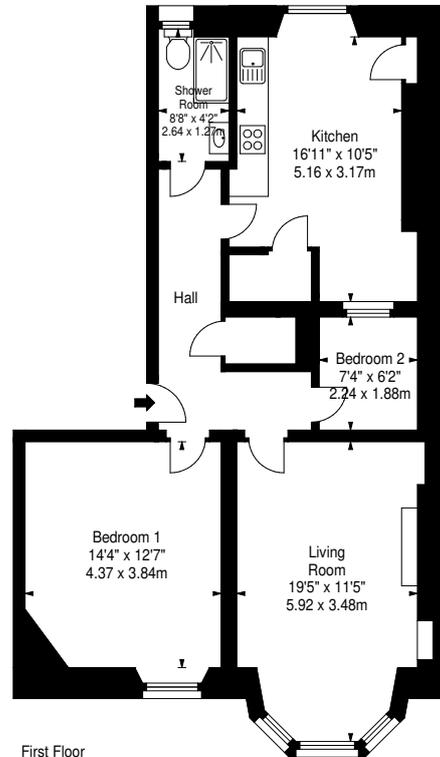
by appointment contact Lindsays on 0131 229 4040



Inverleith Avenue,
Edinburgh, EH3 5PT



Approx. Gross Internal Area
848 Sq Ft - 78.78 Sq M
For identification only. Not to scale.
© SquareFoot 2022



First Floor

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.