



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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4 flat 2 Royston Terrace

INVERLEITH, EDINBURGH, EH3 5QS



# Inverleith

EDINBURGH, EH3 5QS

Royston Terrace is a quiet one-way street accessed via Ferry Road in the highly sought after residential area of Inverleith. The area is well served by a host of excellent amenities which include a selection of everyday shops, a post office, medical centre and cafes all within easy walking distance.

Regular public transport operates along Inverleith Row to the city centre and to surrounding areas. Further amenities are available at nearby Comely Bank and Stockbridge which offers a Waitrose Supermarket. The Royal Botanic Gardens, Water of Leith and Inverleith Park are also closeby and offer many pleasant walks.





# 4 flat 2 Royston Terrace

This delightful apartment occupies a prime position within the desirable area of Inverleith. On the market in move-in condition, this property can be entered through a well-kept communal stairwell via a security entry phone system.

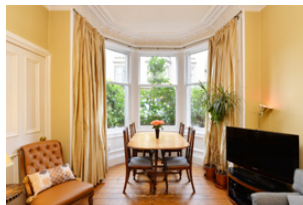
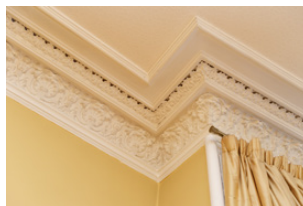
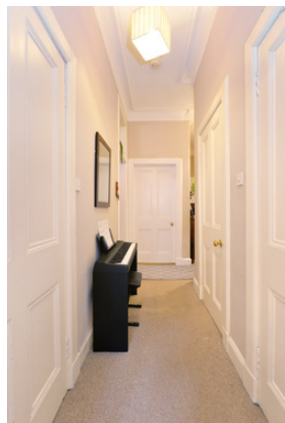
Internally, the accommodation briefly consists of an entrance hallway with good-sized storage space, which leads on to the lounge which is flooded with light from the front garden area. The lounge benefits from hardwood floors high ceilings and a bay window. To access the well-equipped kitchen you head back into the hallway and you will find access to the internal kitchen which has ample wall and base units giving plenty of storage space.

The master bedroom is spacious whilst

containing built-in wardrobes and a three-piece en-suite. There is a further double bedroom which could serve well as a potential home office, with ample space for storage and to complete the accommodation is the partially tiled bathroom with white three-piece suite making for an excellent family bathroom.

The property also benefits from full gas central heating system keeping the home cosy all year round. There is access to the communal garden at the rear as well as benefiting from a private front garden which is well proportioned.

Early viewing recommended as this may prove an ideal property for any city professional or premium Buy-To-Let investor.













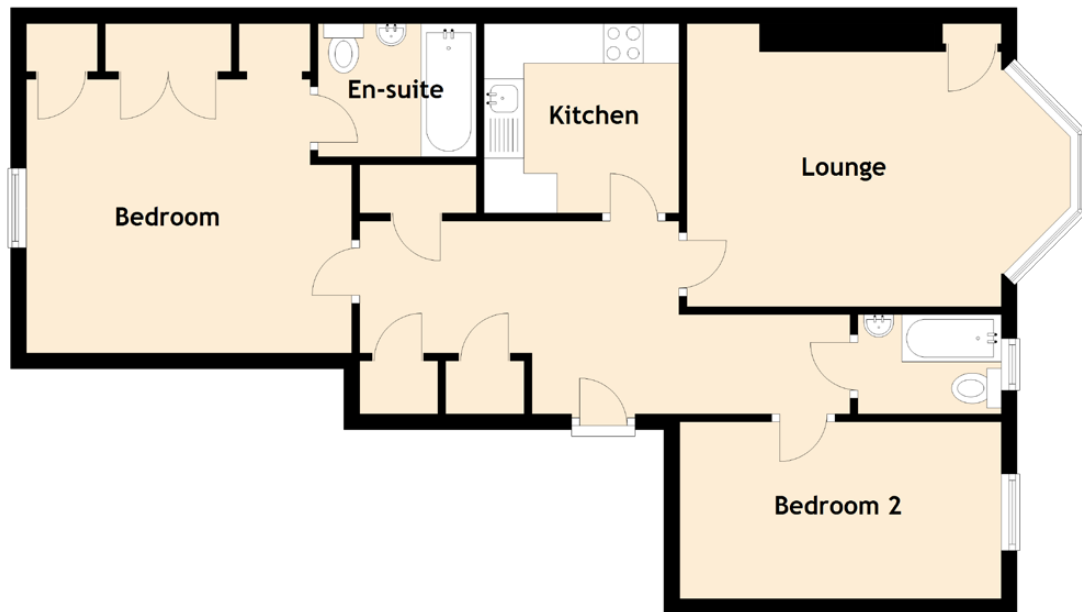






# Specifications

FLOOR PLAN, DIMENSIONS & MAP

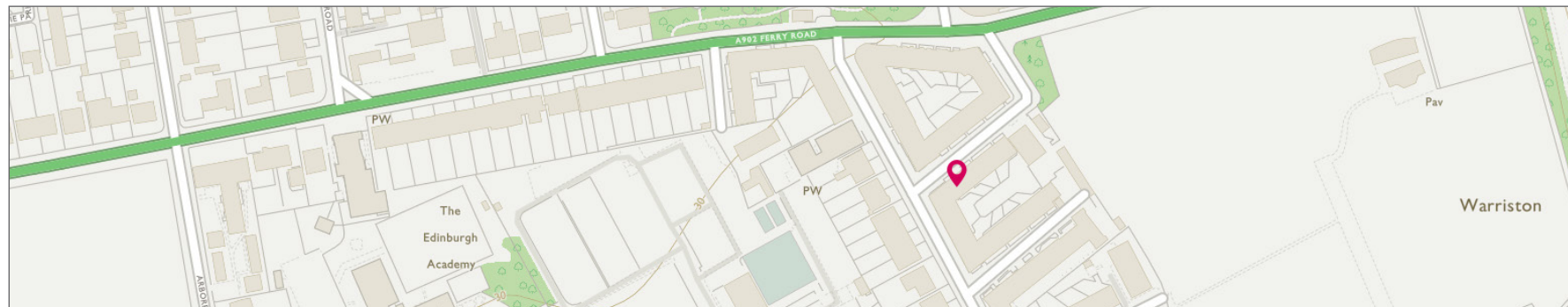


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.72m (18'9") x 3.57m (11'9")
Kitchen	2.46m (8'1") x 2.39m (7'10")
Bedroom 1	4.11m (13'6") x 3.45m (11'4")
En-suite	2.00m (6'7") x 1.68m (5'6")
Bedroom 2	4.06m (13'4") x 2.23m (7'4")

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>

EPC Rating: D







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 Surveyor



Professional photography  
**MARK BRYCE**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer