

# 100 Inchview Terrace

EDINBURGH, EH7 6TF



*A RARE TWO-BEDROOM MAIN-DOOR HOME ON  
THE GROUND FLOOR OF THE A-LISTED FORMER  
RAMSAY COLLEGE*



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McEwan Fraser Legal is delighted to present 100 Inchview Terrace, a beautifully appointed two-bedroom ground-floor apartment set within the prestigious A-listed former Ramsay College development. This exceptional main-door property combines period charm with modern comfort, all within an enviable and highly sought-after setting.

The apartment enjoys its own private paved garden area at the entrance, creating a welcoming first impression and offering valuable outdoor space. Internally, the home is bright and airy throughout, with original windows and attractive period features enhancing its character.

A generous and welcoming entrance hallway provides excellent storage via large built-in cupboards and sets the tone for the well-proportioned accommodation. The spacious living room is flooded with natural light and flows seamlessly into the kitchen, making it ideal for both everyday living and entertaining.

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The well-sized kitchen is finished with a tiled splashback and offers ample space for storage and preparation.





The principal bedroom features large windows, built-in wardrobes, and the added luxury of a private en-suite bathroom. The second bedroom is also a well-proportioned double, offering flexibility for guests, home working, or family living. Completing the accommodation is a large main bathroom, fitted with an integrated bath and shower.











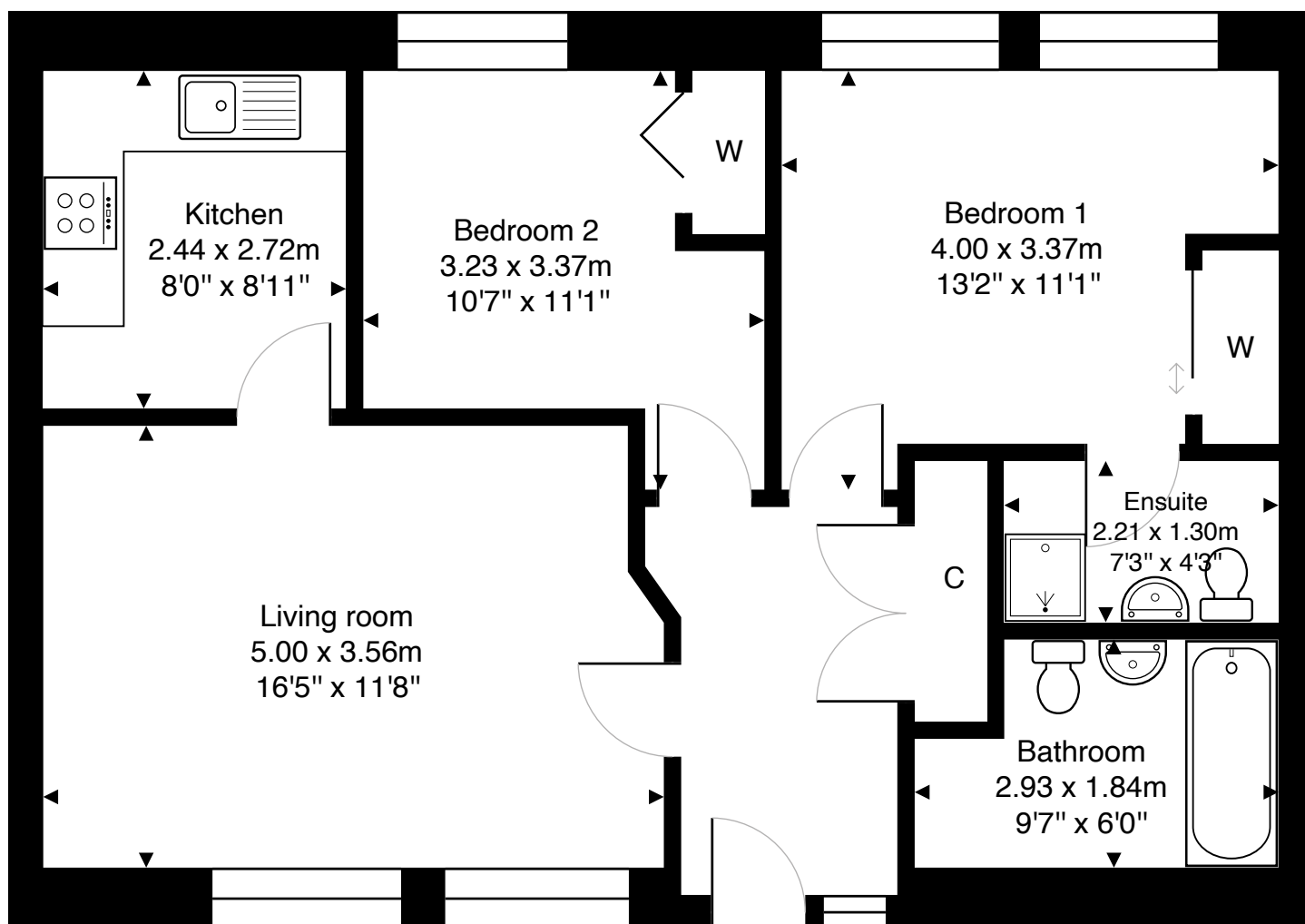
**Bedroom 2**











Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>

EPC Rating: D





Further benefits include an allocated parking space, main-door access, and the rare combination of ground-floor living within a landmark historic development.











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Inchview Terrace is situated within the EH7 postal district, a well-established residential area offering excellent convenience, positioned east of Edinburgh's city centre and within easy reach of Portobello.

EH7 is prized for its blend of traditional architecture, peaceful streets, and superb connectivity. Residents benefit from proximity to Portobello's seafront amenities, including its beach, promenade, and leisure facilities, providing a coastal lifestyle close to the city. A wide selection of local shops and services is complemented by major retail and dining destinations at Fort Kinnaird, Meadowbank, and along Leith Walk.

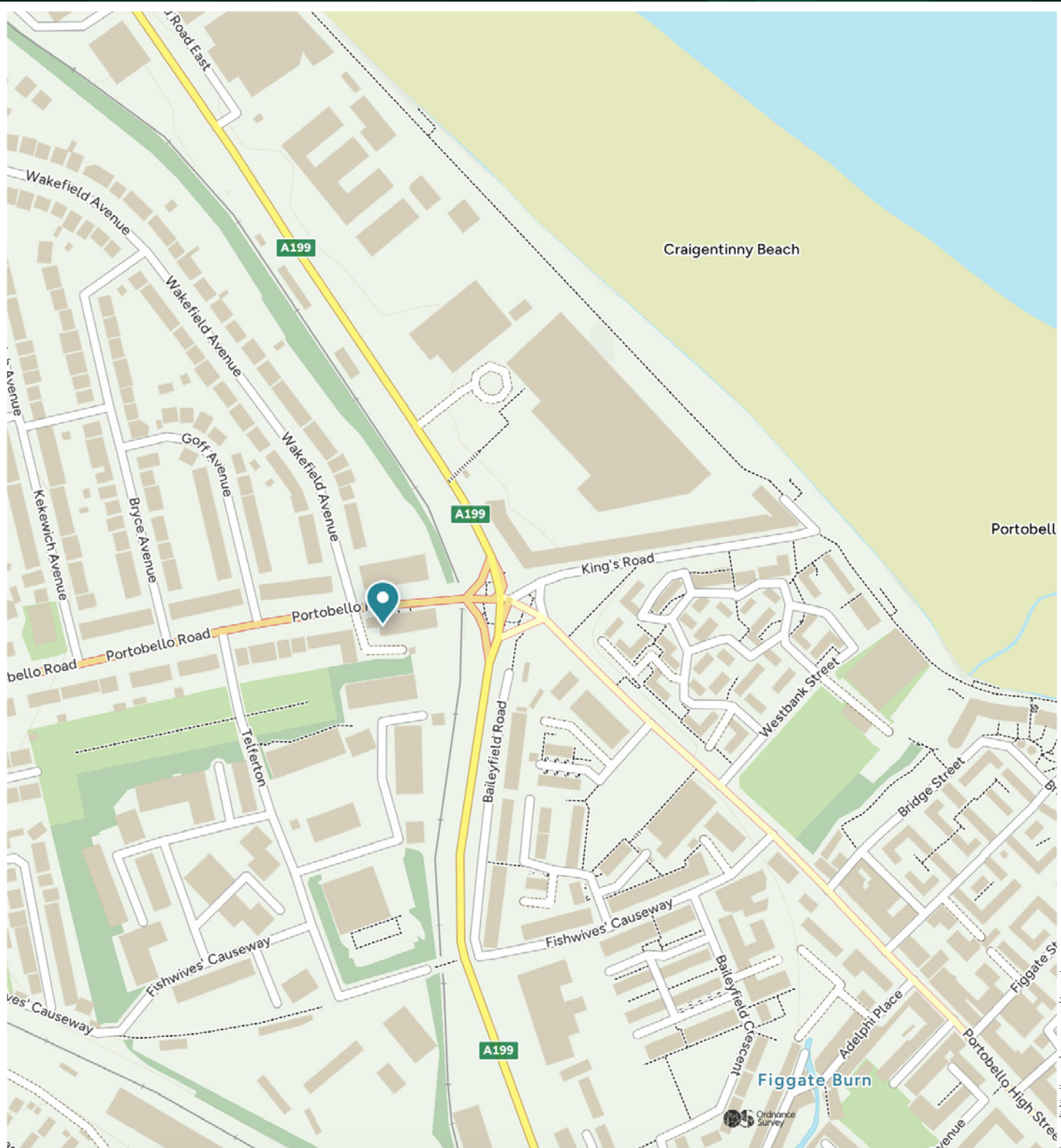
The area is exceptionally well-served by frequent public transport to the city centre, alongside convenient road links to the City Bypass for regional travel. Numerous green spaces and recreational facilities nearby support an active lifestyle.

By combining coastal access, strong transport links, and comprehensive local amenities, the EH7 area presents a compelling and consistently popular choice for a wide range of buyers.

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## The Location





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