

10/5 Montagu Terrace

INVERLEITH, EDINBURGH, EH3 5QX



*MAGNIFICENT VICTORIAN TOP-FLOOR
APARTMENT WITH SPECTACULAR PANORAMIC
VIEWS TOWARDS EDINBURGH CASTLE*



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McEwan Fraser Legal is delighted to present this spacious three-bedroom Victorian top-floor apartment, occupying a superb position on the highly regarded Montagu Terrace in the heart of Inverleith. Offering generous proportions, a wealth of traditional features and magnificent open views across Edinburgh's skyline towards the City Centre and Edinburgh Castle, this attractive period home presents an excellent opportunity for buyers seeking a property with character and the potential to make it their own.

The accommodation is entered via a welcoming central hallway that gives access to all principal rooms. The elegant bay-windowed living room is a particular highlight, enjoying excellent natural light and making the most of the spectacular panoramic outlook across the city. Original period details, including high ceilings and traditional woodwork, combine to create a warm and characterful living space.

The Property





The kitchen provides space for everyday dining and offers a practical range of units arranged around a range-style cooker. Adjacent to the kitchen is a separate utility room, providing valuable additional storage and keeping laundry appliances neatly out of sight.





There are three bedrooms, including an impressive principal bedroom of exceptional size that offers plenty of room for a full range of bedroom furniture. The second bedroom is a further well-proportioned double, and the third bedroom is a large single. A traditional box room provides further flexibility and would make an ideal study, dressing room or useful storage space.



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The bathroom is fitted with a white suite incorporating a shower over the bath and benefits from a window that provides natural light and ventilation.



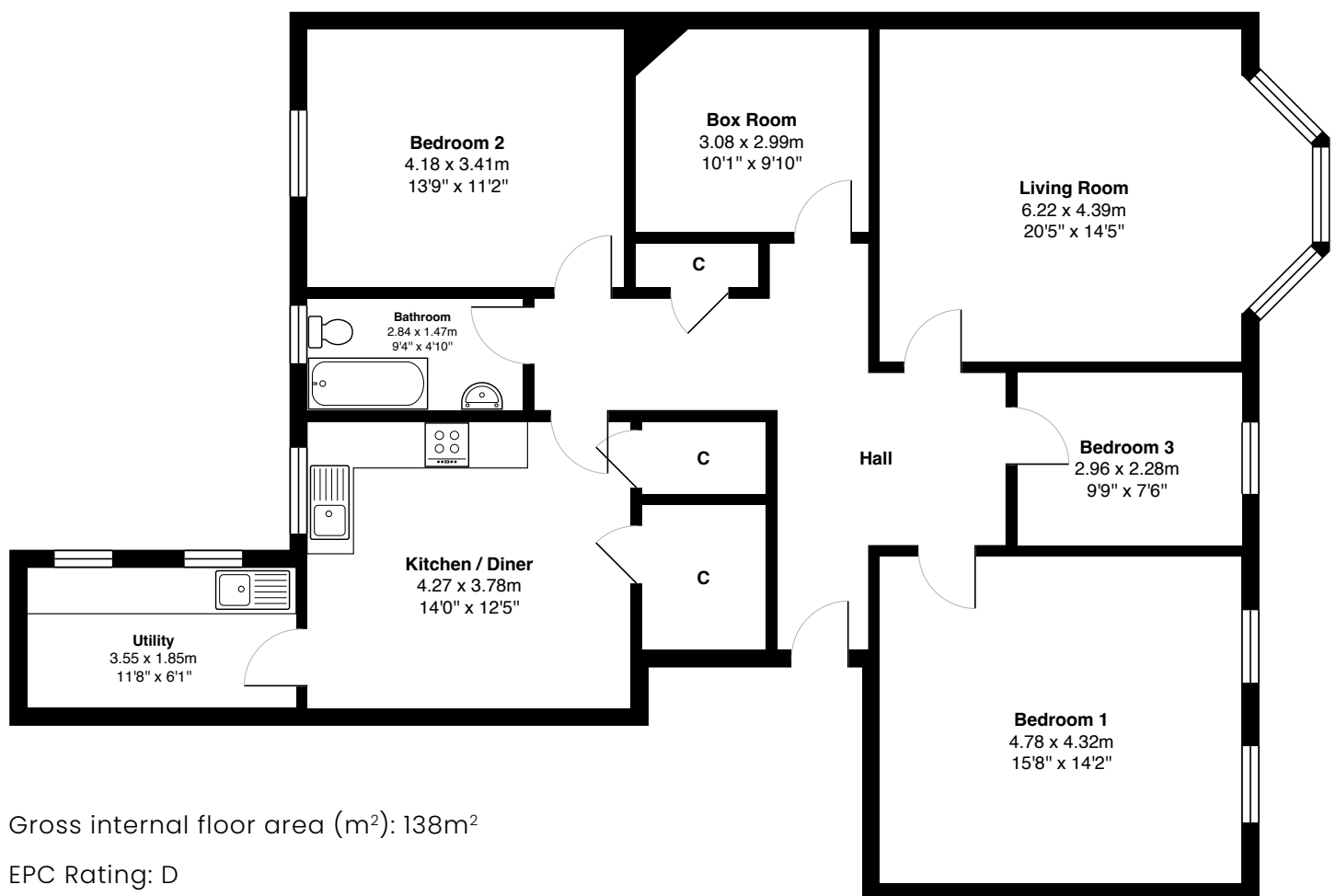


While the property has been well maintained and is presented in good overall condition, it offers exciting scope for a new owner to modernise and personalise the interior over time, creating a home tailored to their own tastes while adding value in one of Edinburgh's most desirable residential locations.





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Gross internal floor area (m²): 138m²

EPC Rating: D



Property Views



Externally, residents enjoy access to an attractive communal rear garden, providing a pleasant outdoor space to relax during the warmer months.

With its generous accommodation, beautiful period features, exceptional views and outstanding Inverleith address, this is a rare opportunity to acquire a substantial Victorian apartment with genuine potential in one of Edinburgh's most sought-after neighbourhoods.





Montagu Terrace enjoys a superb position in the heart of Inverleith, one of Edinburgh's most desirable residential districts. Combining elegant period architecture with an exceptional range of amenities, the area is particularly popular with professionals, families, and those seeking easy access to both the city centre and Edinburgh's extensive green spaces.

The neighbourhood offers an excellent selection of independent cafés, restaurants, delicatessens, and local shops, with the vibrant retail and dining destinations of Stockbridge and Canonmills both within easy walking distance. For everyday shopping, there are several supermarkets nearby, while Craighleith Retail Park provides a wide choice of major retailers, supermarkets, and leisure facilities.

For outdoor enthusiasts, the location is hard to beat. The world-renowned Royal Botanic Garden Edinburgh is only a short stroll away, offering beautiful landscaped gardens throughout the year. Inverleith Park provides extensive open green space with sports pitches, tennis courts, a boating pond, and spectacular views across the city skyline towards Edinburgh Castle. The nearby Water of Leith Walkway also offers miles of scenic walking and cycling routes.

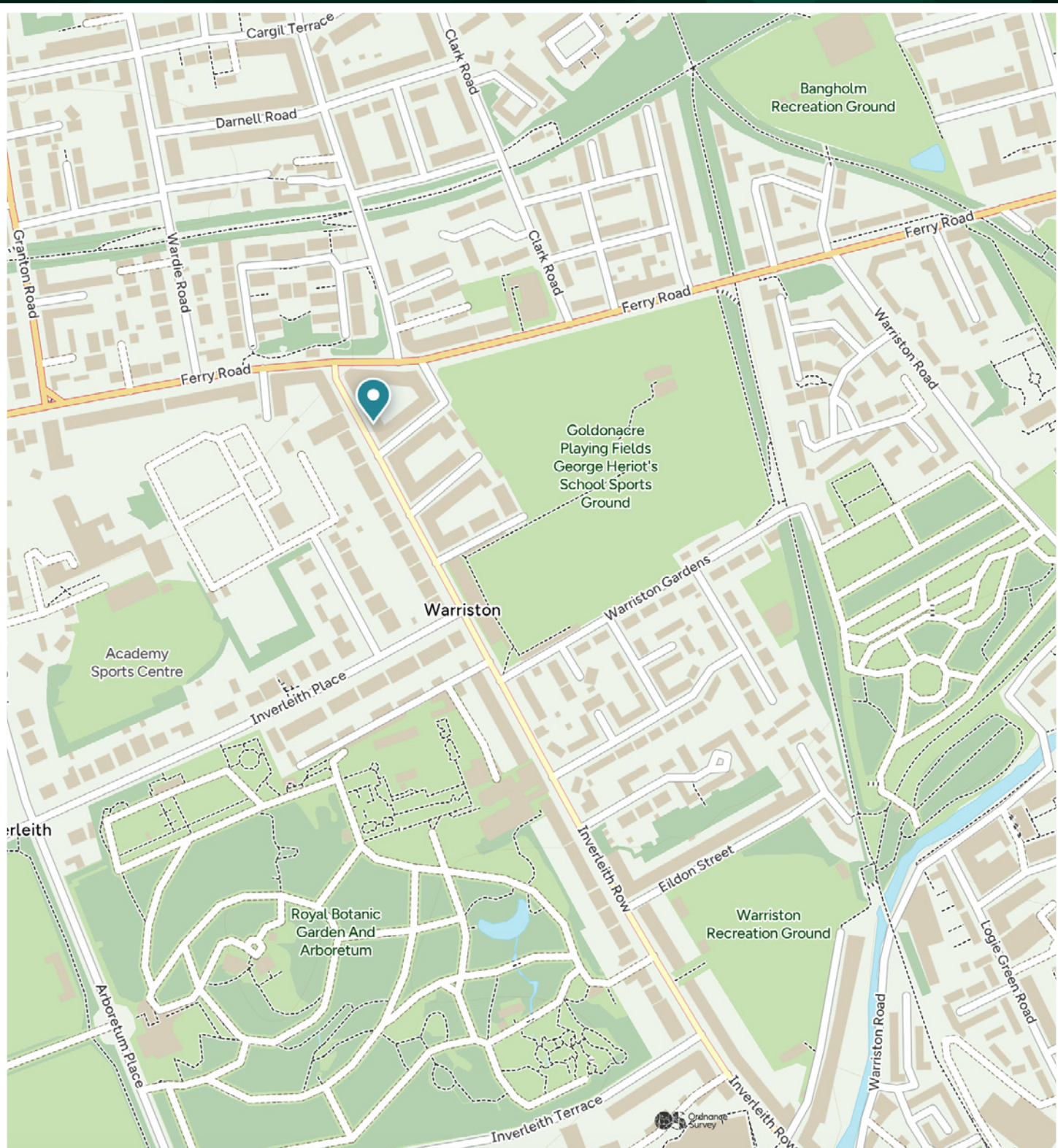
The Location



The area is exceptionally well connected. Regular bus services operate from nearby Ferry Road, Inverleith Row, and Arboretum Place, providing swift access to Edinburgh city centre, Waverley Station, the West End, and many other parts of the capital. For those travelling further afield, the City Bypass, Queensferry Crossing, Edinburgh Airport, and Scotland's central motorway network are all readily accessible by car.

With its combination of outstanding amenities, beautiful green spaces, excellent transport links, and close proximity to the city centre, Montagu Terrace offers an outstanding lifestyle in one of Edinburgh's most prestigious and enduringly popular residential locations.

The Location



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