

97/3 Inverleith Row

INVERLEITH, EDINBURGH, EH3 5LX



Bright, three-bedroom, top floor flat occupying a prime position within a highly sought-after development



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McEwan Fraser Legal are delighted to present this bright, three-bedroom, top floor flat occupying a prime position within a highly sought-after development located in the heart of Edinburgh's prestigious Inverleith Row.

THE LOUNGE



The property is accessed through a well-maintained, shared stairwell. Ample storage space can be found in the entrance hallway heading towards the freshly decorated lounge area, flooded with light through floor to ceiling sliding glass doors leading onto the private balcony.

THE BALCONY



THE KITCHEN



A well-proportioned fully integrated kitchen that has been recently upgraded provides both wall and base units and functional worktop space.





The master bedroom benefits from a built-in wardrobe and a further two double bedrooms provide adequate space for furniture arrangements. Finally, a three-piece bathroom with an electric shower.

BEDROOM 1



BEDROOM 2



BEDROOM 3



THE SHOWER ROOM



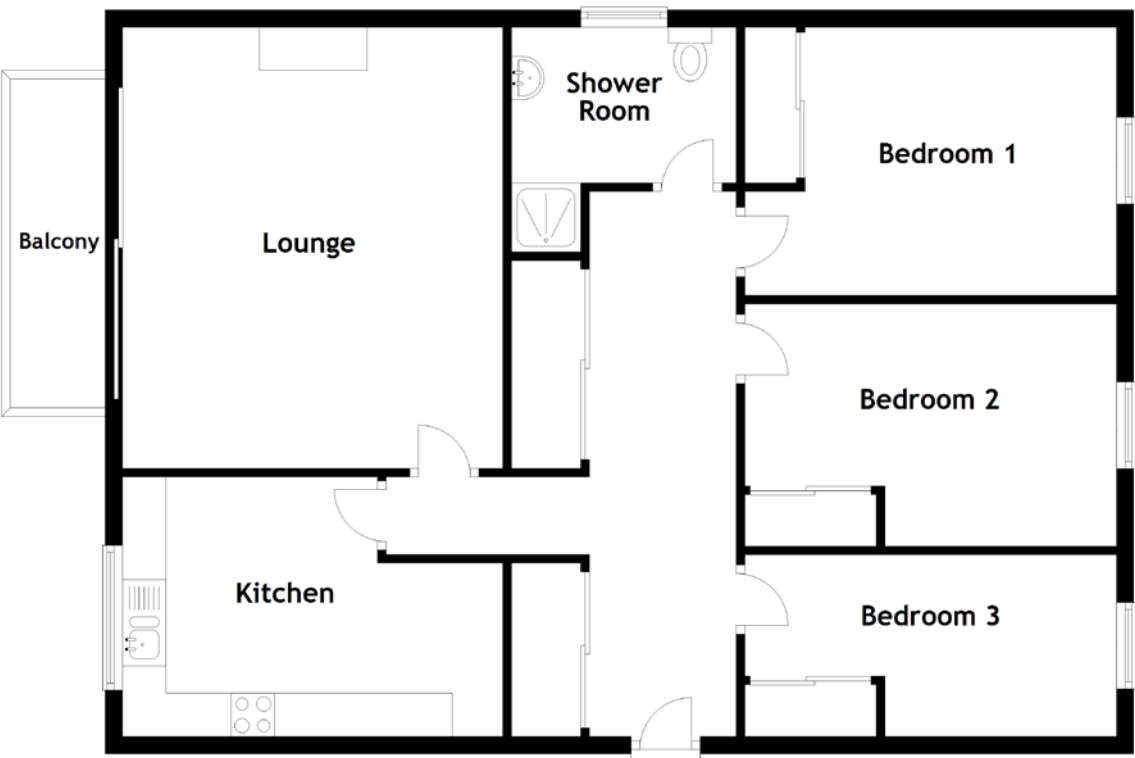
To the rear, there is access to a well-lit private single garage.

The apartment is perfect for those looking to upsize or invest in a Buy to Let property, this flat also benefits from gas central heating, communal garden grounds surrounding the property and residents parking.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

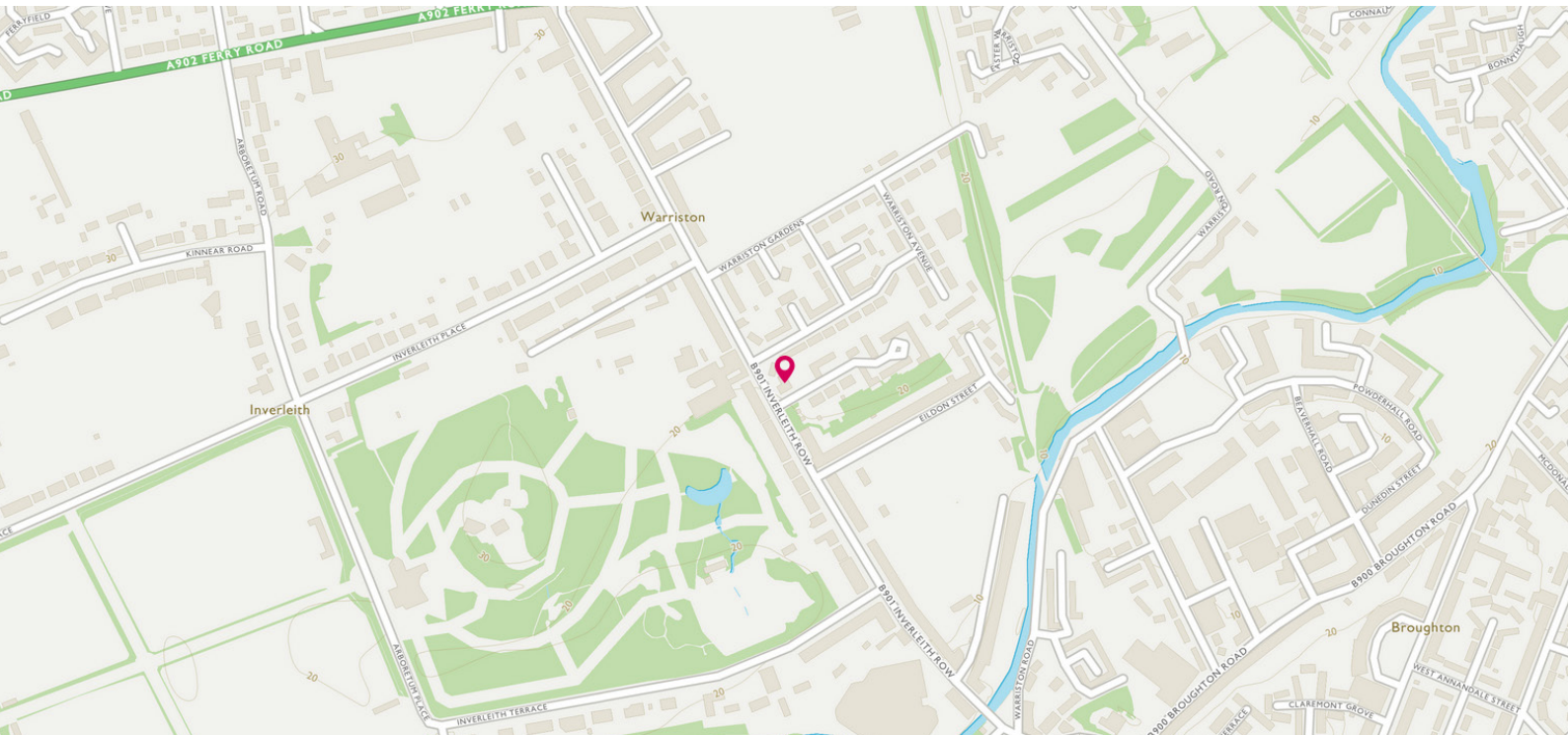


Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 4.40m (14'5")
Balcony	3.80m (12'6") x 1.20m (3'11")
Kitchen	4.40m (14'5") x 3.00m (9'10")
Bedroom 1	4.30m (14'1") x 3.10m (10'2")

Bedroom 2	4.30m (14'1") x 2.80m (9'2")
Bedroom 3	4.30m (14'1") x 2.10m (6'11")
Shower Room	2.60m (8'6") x 1.80m (5'11")

Gross internal floor area (m²): 84m²
EPC Rating: F



THE LOCATION

The prestigious area of Inverleith is situated to the north of the city centre, approximately a mile from Princes Street. The area is characterised by its abundance of open green spaces, including the world famous Royal Botanic Gardens, Inverleith Park and a number of playing fields. Inverleith is also known for its fantastic views of the Edinburgh Skyline, showcasing Edinburgh Castle, Calton Hill and Arthur's Seat.





Local shopping can be found at nearby Goldenacre. Here, you will find a number of convenience stores, a pharmacy, dry cleaners, fishmonger and florist with a Tesco supermarket, in nearby Canonmills, and a Waitrose in Comely Bank. There are also several GP Surgeries and Dental Practices. Also within easy reach are Craighleith Retail Park and Ocean Terminal. Active leisure facilities, locally, include Westwood Gym at Fettes, Glenogle Swim Centre, Ainslie Park Leisure Centre and David Lloyd Leisure Centre. Specialised shopping, (including coffee shops, bars, cheesemongers, specialist delis, a game butcher, fishmonger and a wide variety of restaurants), is available in nearby cosmopolitan Stockbridge. There is good local primary and secondary schooling as well as a choice of private schools, including Fettes College, Edinburgh Academy, Stewart's Melville College and The Mary Erskine School. The George Heriots School playing fields at Goldenacre are nearby and there is a direct bus route to the school.

There is a popular cycle route nearby and the Water of Leith Walkway and Cycle Route is also easily accessible. This provides an alternative route through the city to Leith's vibrant waterfront, in one direction, and through Stockbridge all the way to Balerno, in the other. Newhaven Harbour can be also be found close to the property which has some fantastic views over the Firth of Forth. There are excellent frequent bus services from Inverleith Row and nearby Ferry Road. Overall, the property benefits from being within easy walking distance to city centre attractions and has some of the best green spaces and walkways located just minutes from the property. For travel Waverly Station is one and a half miles away and Edinburgh Airport nine miles away.

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