

48 Eildon Terrace

INVERLEITH, EDINBURGH, EH3 5LU



Beautifully presented three-bedroom home in a peaceful Inverleith setting



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THIS IMAGE HAS BEEN VIRTUALLY STAGED

McEwan Fraser is delighted to present this three-bedroom terraced house, perfectly positioned in a quiet enclave just off Inverleith Row. The property is offered to the market in excellent internal condition and is chain-free. Further benefits include a double driveway, gas central heating, double glazing, and a private rear garden.

THE LIVING/DINING ROOM



On entering the property, you are welcomed by a wide, inviting hallway with ample space for a sideboard and coat storage. The striking wooden flooring, which extends throughout the ground floor, immediately sets a warm and stylish tone. To the left, the impressive through living/dining room forms the heart of the home. This dual-aspect living and dining space enjoys superb natural light and offers generous room for a range of furniture configurations, giving you the flexibility to tailor the space to your lifestyle.

THE KITCHEN



The adjoining kitchen has been finished to a high standard and features an excellent selection of base and wall units with wooden worktops. Integrated appliances include a gas hob, electric oven, and fridge freezer.



Ascending to the first floor, the landing gives access to all three bedrooms, the bathroom, and a loft offering additional storage. Bedrooms one and two are well-proportioned doubles with integrated storage and laminate flooring. Bedroom three is a spacious single, also with integrated storage, making it ideal as a child's bedroom, nursery, or generous home office. The bathroom completes the internal accommodation and is partially tiled, providing good built-in storage alongside a white three-piece suite with a shower over the bath.

Planning permission has previously been granted for another two bedrooms and bathroom on an additional level.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

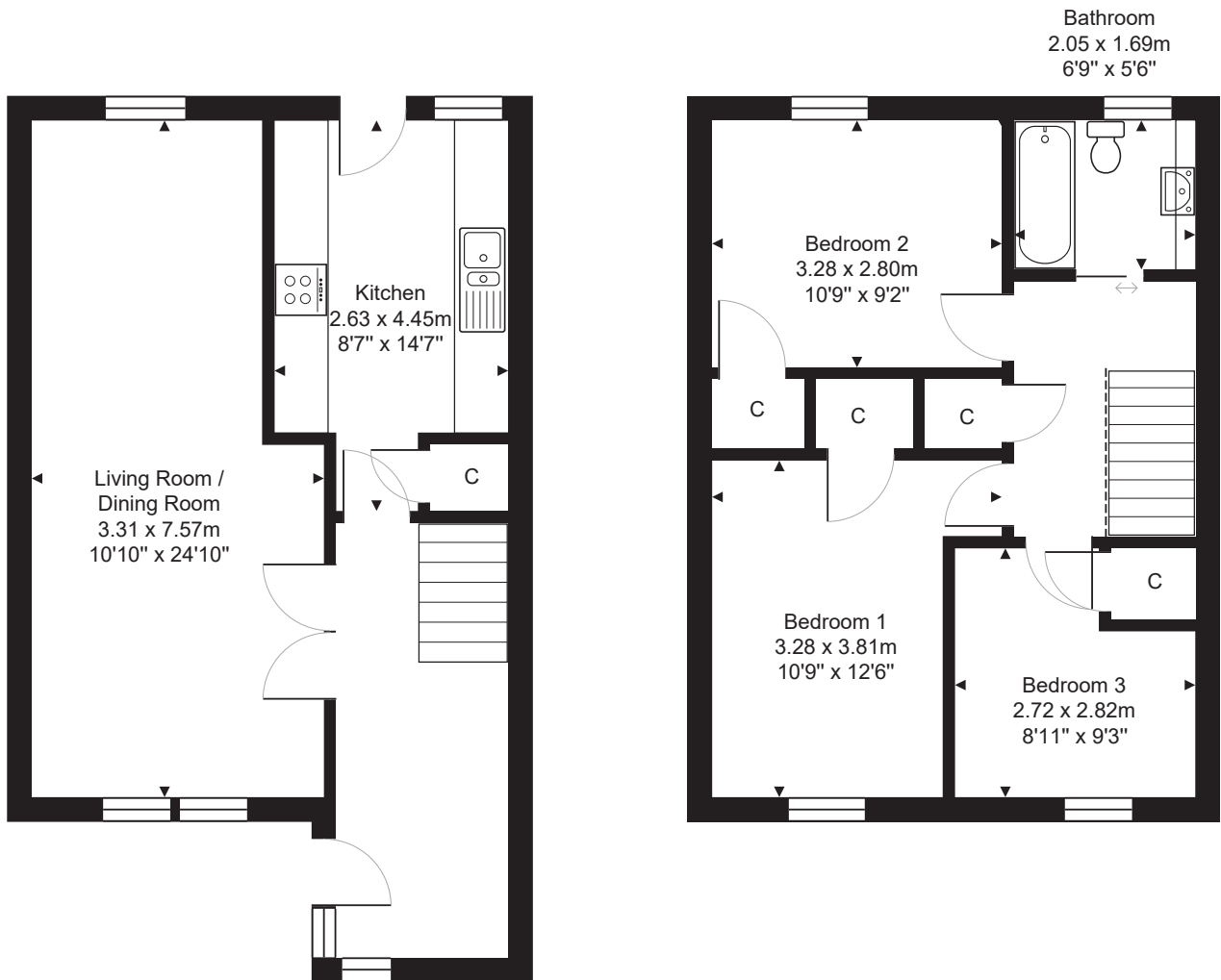


Externally, the private rear garden is predominantly laid to lawn and features a decked area that is perfect for outdoor dining and entertaining.

EXTERNALS & VIEW

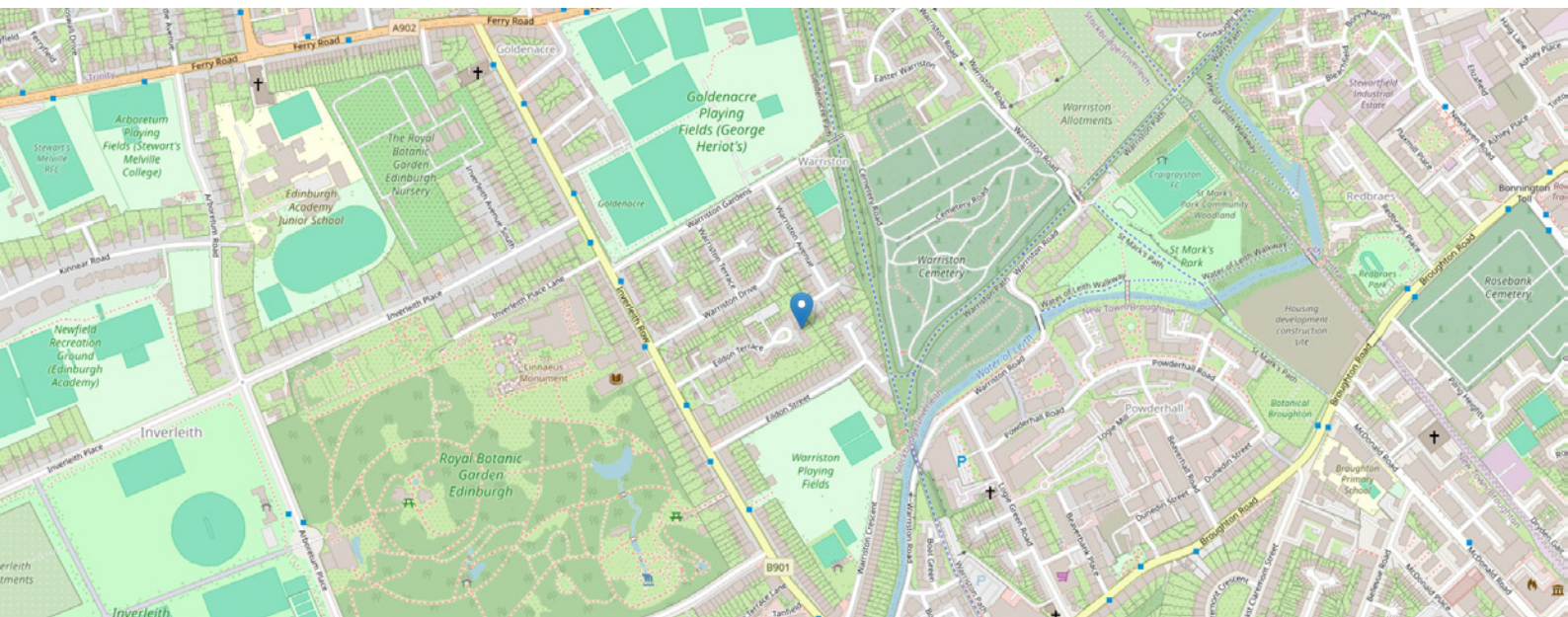


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 85m² | EPC Rating: D



THE LOCATION

Nestled within the highly sought-after Inverleith district, Eildon Terrace offers a peaceful residential setting while remaining exceptionally well-connected to the rest of Edinburgh. The area benefits from excellent transport links, with frequent bus services along Inverleith Row and Ferry Road providing quick access to the city centre, Stockbridge, Leith, and Edinburgh's main rail stations. Drivers also enjoy convenient access to Queensferry Road and the wider road network.





A wide range of amenities is within easy walking distance. Stockbridge is close by, offering a vibrant blend of independent boutiques, cafés, restaurants, and its well-known Sunday market. Everyday conveniences, including supermarkets, local shops, and healthcare facilities, can be found along Inverleith Row and in Canonmills. The location also places residents within effortless reach of Edinburgh's rich cultural and nightlife scene. The city centre's theatres, including the Edinburgh Playhouse, the Lyceum, and the Festival Theatre, are all easily accessible via nearby bus routes. A diverse selection of bars, bistros, and live-music venues in Stockbridge, New Town, and the wider city centre ensures plenty of options for evenings out.

Recreation opportunities are one of Inverleith's greatest attractions. Eildon Terrace is moments from The Royal Botanic Garden Edinburgh, offering tranquil grounds and year-round events. The expansive Inverleith Park lies just beyond, with its open lawns, sports pitches, and scenic walking routes. The Water of Leith Walkway provides peaceful riverside paths connecting to Dean Village, Stockbridge, and the Shore.

Combining serene residential charm with excellent access to culture, amenities, and recreation, Eildon Terrace is ideally situated to enjoy the best of Edinburgh living.



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