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## 3/2, Goldenacre Terrace, Goldenacre, Edinburgh, EH3 5QP

Beautifully Presented, Two Bedroom, Corner Set, First Floor Flat

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# Property Description

Beautifully presented, two-bedroom, corner set, first-floor flat, forming part of a traditional stone-built tenement. Located in the sought-after Goldenacre area of Edinburgh, to the north of the city centre.

Comprises an entrance hall, living room, dining kitchen, two double bedrooms and a bathroom. Original features include sash and casement windows, period plasterwork, panelled doors and high ceilings.

Further features include gas central heating, a secure entry system, fresh modern decor, and TV and telephone points. Externally, there is a beautifully maintained, sizable communal garden to the rear, and there is permit on-street parking in the surrounding areas.

Access is gained to the flat via a well-kept communal stair and into the entrance hall which has a secure entry phone, a storage cupboard and serves each room within.

The very bright and spacious living room features ornate plasterwork, sanded and varnished floorboards and a deep, corner-set bay window with original woodwork which offers plentiful natural light and rooftop views.

Including a pantry cupboard, the dining kitchen is fitted with contemporary units, wood effect worktops, a composite sink, an integrated gas hob, electric oven, extractor hood, fridge/freezer, washing machine and dishwasher.

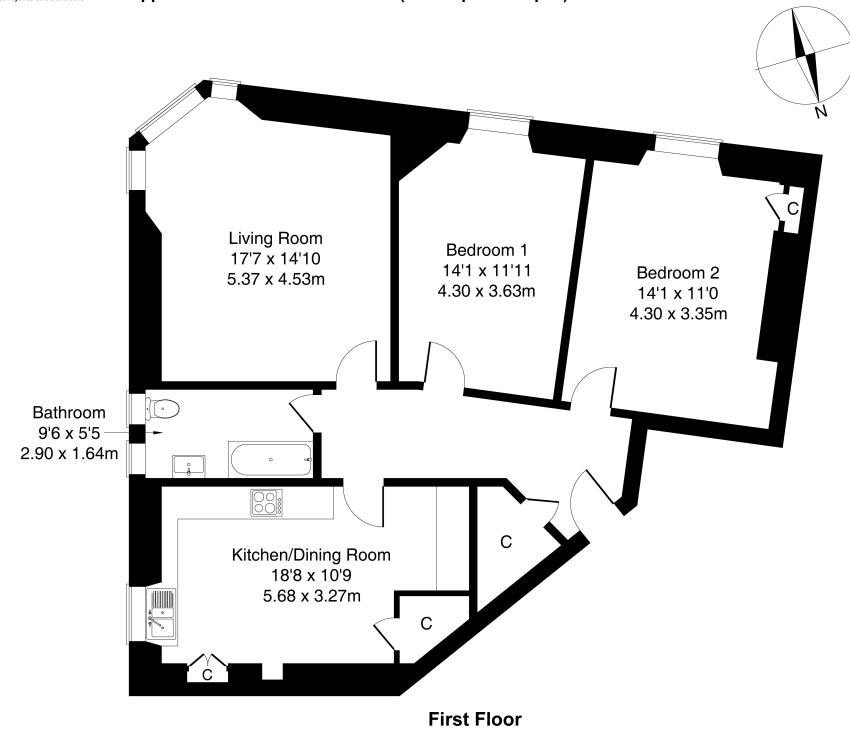
Bedroom one is set to the side with carpeted flooring and a recessed window, whilst bedroom two is similarly well finished and sized. The stylish bathroom features a modern white three-piece suite with a mains mixer over-bath shower, a ladder radiator, tiled floor and tiled splashbacks.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (1023 sq ft - 95 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Goldenacre is a quiet and popular residential area north of the city centre which offers a good variety of specialist and everyday shops at Warriston and Canonmills, along with a 24-hour ASDA in Newhaven. It lies close to many recreational facilities, including Inverleith Park, the Royal Botanic Gardens, Glenogle Baths, the Edinburgh cycle path network, and walks along the Water of Leith walkway. The fashionable and cosmopolitan

districts of Stockbridge and Broughton Street are also within close proximity. Goldenacre is also popular with families due to being in the catchment area for well-respected Wardie Primary, Holy Cross Primary School and Trinity Academy. There are also good road links and regular bus services throughout.









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