



**26/1 Eildon Terrace, Inverleith, Edinburgh, EH3 5LU**

One Bedroom, Ground-Floor Flat

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# Property Description

Beautifully-presented, one-bedroom, southerly-facing ground floor apartment with an allocated parking space. Forming part of a modern, factored residential development, set in an exclusive cul-de-sac in the desirable and sought-after Inverleith area, north of Edinburgh city centre.

Comprises an; entrance hallway, living/dining room, kitchen, double bedroom, and a bathroom. With light tasteful decor, highlights include a modern fitted kitchen and bathroom suite, and contemporary flooring and lighting. In addition, there is good storage provision, gas central heating, double glazing, and open garden views to the rear with the city skyline beyond. The development also provides a landscaped garden grounds, a secured entry system, and additional zoned street parking.

The entrance hall affords access throughout and features space for outerwear, the secure phone entry system, and tiled flooring that carries through into the kitchen. With a rear aspect window that allows for plenty of natural light, the lounge offers bright neutral decor with carpeted flooring, dado and picture rails, and ample space for living and dining furniture. The contemporary kitchen has fitted units with stone-effect worktops and matching upstand, and a stainless steel sink set below a side aspect window; and appliances include an integrated oven and gas hob with a canopy above, and a freestanding fridge/freezer and washing machine.

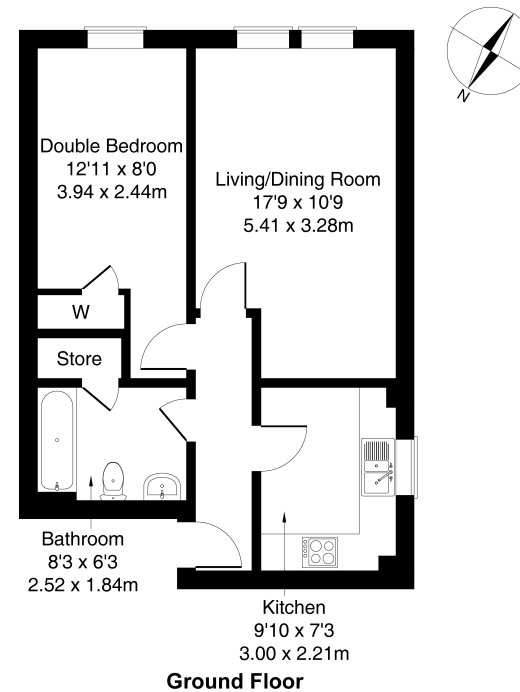
Set to the rear and generously sized, the double bedroom benefits from a built-in wardrobe, and further neutral decor with plain coving and a pendant light fitting. Completing the accommodation and with access to a convenient store cupboard, the modern bathroom has a fitted three-piece suite with a shower unit over the bath, tiled splash walls, and a chrome ladder radiator.

A 360 Virtual Tour is available online.



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**Approximate Gross Internal Area: (506 sq ft - 47 sq m.)**



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

## Area Description

Inverleith is a prestigious residential area, with a good variety of specialist and everyday shops at both Goldenacre and Canonmills. It is close to many recreational facilities, including Inverleith Park, the Royal Botanic Gardens, Glenogle Baths, and access at Canonmills to the Water of Leith walkway. A good choice of supermarkets is available within a short radius, whilst the

fashionable and cosmopolitan districts of Stockbridge and Broughton Street are also within close proximity. There is easy access to the main trunk routes, either through the city centre or via nearby Ferry Road which connects to the A1 to the south, with the A90 running northward for connection to the city bypass, airport, and the Forth Road Bridge.









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