

COULTERS[©]

16/3 MONTAGU TERRACE

INVERLEITH, EDINBURGH, EH3 5QR

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Located within the highly desirable Inverleith conservation area, this is a well-presented traditional flat situated within an attractive, Victorian sandstone tenement. With a peaceful second floor position, the property benefits from wonderful rooftop views towards Edinburgh Castle.

Boasting generous proportions and delightful period features, the accommodation is bright and airy with a sunny east west dual aspect. The impressive living room has a large box bay window, ornate cornice and fireplace with working gas fire. At the other end of the hall, there is a sizeable kitchen/dining room fitted with ample cabinets and worktop space as well as integrated oven, grill, gas hob and washing machine. Both of the bedrooms are spacious doubles with the largest having a focal fireplace with a working gas fire. A versatile box room off the hall offers further accommodation for guests or home working. There is a lovely bathroom which is designed with traditional style sanitaryware and tiling that is in keeping with the property. Three cupboards off the hall offer excellent storage.

KEY FEATURES



Second floor flat with period features



Two spacious double bedrooms



Royal Botanic Garden on the doorstep



Permit parking available



Inverleith Park a short stroll away



Excellent selection of independent shops, cafes and restaurants



The property is fitted with single glazed sash and case windows and there is gas central heating.

Externally, there is a shared garden with the large central area laid to lawn. Permit holder parking is available on the street.

EXTRAS

The curtains, light fittings (excluding the chandelier in the hall which will be replaced by an alternative fitting), fitted flooring, and white goods are included in



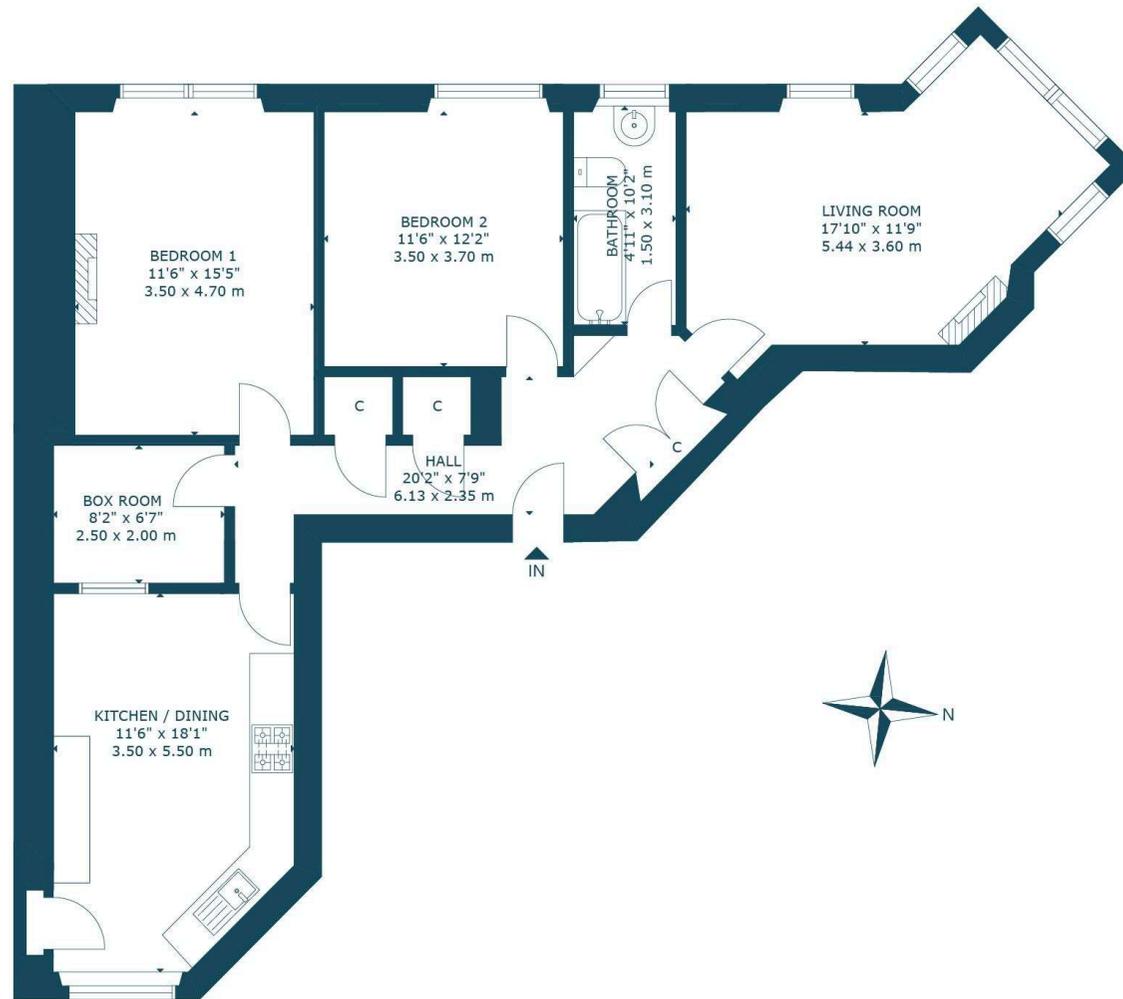


THE LOCAL AREA

Located within walking distance from the City Centre, Inverleith is one of Edinburgh's most sought-after areas, known for its abundance of green spaces and parks. North of the UNESCO World Heritage Site of the New Town it enjoys access to superb amenities such as the world-renowned Royal Botanic Garden and Inverleith Park. For more sporting pursuits, David Lloyd Health Club at Western Harbour and the award-winning Westwood's Health Club at Fettes boast swimming pools, state-of-the-art gyms, tennis courts, and fitness classes. Stylish restaurants, and fashionable bars are in abundance in nearby cosmopolitan Stockbridge, and there are excellent establishments in Goldenacre and Canonmills including Herringbone Bar and Restaurant, and The Tollhouse. Daily shopping needs are met by a variety of convenience stores in Goldenacre along with a large Tesco at Canonmills, Waitrose at Comely Bank, and Morrisons on Ferry Road. The property lies in the catchment area for Broughton Primary School and Drummond High School whilst private school choices include Edinburgh Academy, Fettes College, and George Heriot's School. Easy access to Edinburgh cycling path network. Regular bus services from the end of the street take you swiftly to Edinburgh City Centre, Waverley Train Station, Edinburgh Bus Station, and tram links to Edinburgh International Airport.







SECOND FLOOR

16/3 MONTAGU TERRACE, INVERLEITH, EDINBURGH

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 1,014 SQ FT / 94 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.