



Inverleith Terrace, Edinburgh, EH3



A four storey townhouse, retaining much of its period charm, with a garden and studio.

This is a rare opportunity to acquire a Georgian Townhouse in a prime Inverleith address. This much loved home has a welcoming atmosphere with an excellent balance of well-proportioned living space and generous bedrooms. Immediately upon entering the vestibule, there is a sense of the Georgian proportions and period features, which continues throughout the property.

The vestibule opens to a large hallway with the elegant stairs crowned by a cupola which floods the space with natural light. Of particular note are the two main living rooms to the rear of the house. Both have lovely proportions and a large bay window with southerly views of the city skyline. The Kitchen, on the ground floor, has access to an elevated terrace, with stairs leading down to the garden. Further accommodation in the main part of the house consists of three double bedrooms, a bathroom, and a shower room. The lower ground floor could function well as a self-contained one bedroom flat, or it could have a variety of uses as additional accommodation.



Offers Over	Tenure	Local Authority	Council Tax
£1,600,000	Freehold	The City of Edinburgh Council	Band G



Features include:

- A complete Georgian townhouse
- Views of the city skyline
- Beautiful period details
- Large private garden
- Prime location near many of the city's top schools
- Studio building



Outside, there is a mature south-facing garden with a lawn and a patio area for outdoor dining. The garden leads to a studio building, which can also be accessed from Inverleith Terrace Lane. Designed as an artist's studio, it could work as an office, gym, or a variety of other uses. Subject to the usual planning consents, there is scope for a mews house to be built in its place.



Location

The conservation area of Inverleith is regarded as one of the most sought-after residential locations in the city, with Inverleith Terrace being within walking distance of the city centre. For those who enjoy the outdoors, the property is ideally situated, opposite The Royal Botanic Garden and a few minutes' walk from Inverleith Park which has a playground and tennis courts.

A wonderful variety of local independent shops, restaurants, coffee shops, boutiques and bars can all be found in nearby Stockbridge and Comely Bank, including Waitrose and Lidl. The property is in the catchment area for Drummond Community High School, St Thomas of Aquin's RC High School, and Broughton Primary School, and within walking distance are two of Edinburgh's well-regarded private schools; the Edinburgh Academy and Fettes College. Erskine Stewart's Melville Schools and St. George's School for Girls are just a short drive or bus journey away. There are also good bus links to the other Merchant Company schools.

There is convenient access to the City Bypass, Edinburgh International Airport and Central Scotland's Motorway Network, as well as an excellent local bus service going all over the city. In addition, there are several golf courses, tennis clubs and bowling greens nearby.

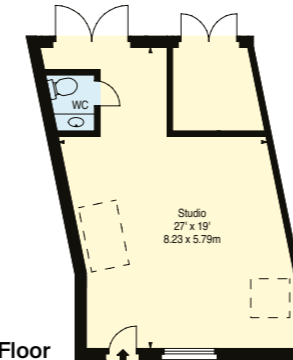


Approximate Gross Internal Floor Area
3658 Sq Ft - 339.83 Sq M
Cellars: 161 Sq Ft - 14.96 Sq M
Studio: 510 Sq Ft - 47.38 Sq M

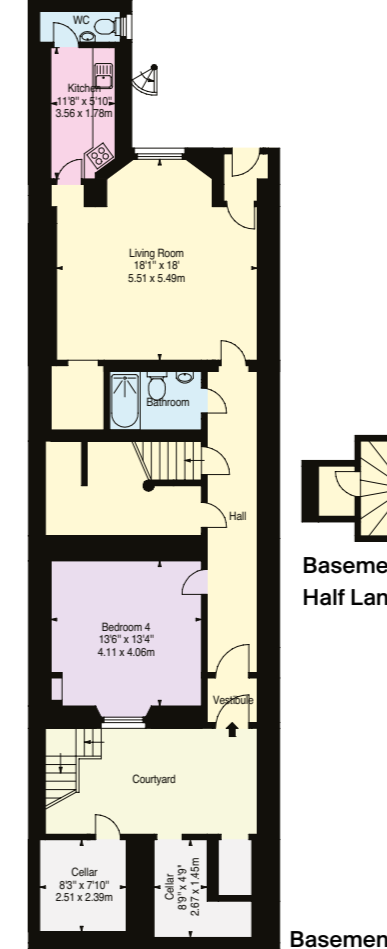
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Ground Floor

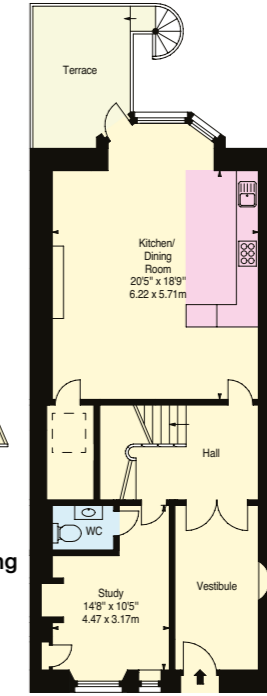


Basement

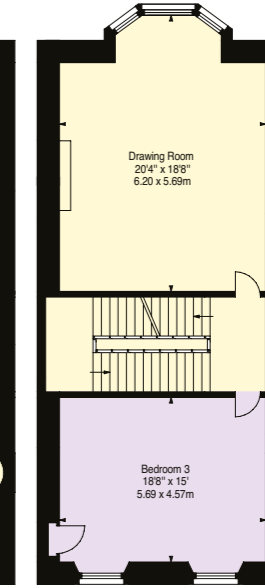


Basement Half Landing

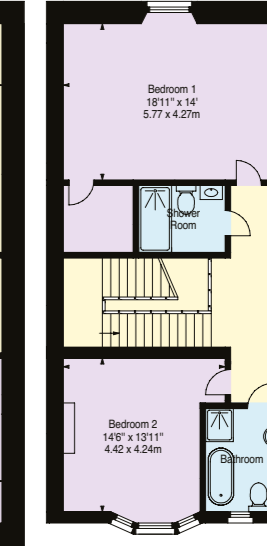
Ground Floor



First Floor



Second Floor



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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