



33 EILDON TERRACE

INVERLEITH, EDINBURGH, EH3 5NL

D.J.ALEXANDER
Sales & Lettings

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 793 SQ FT  *Allocated Parking*

PROPERTY OVERVIEW

- Mid-terrace two storey house
- Spacious sitting/dining room
- Fitted kitchen
- Two double bedrooms with fitted storage
- Family bathroom
- Private enclosed rear garden
- Parking space in residents car park
- Short distance to amenities

Welcome to 33 Eildon Terrace. This stunning mid terrace property in Inverleith will appeal to a vast range of buyers. Situated within a peaceful cul-de-sac, the property is accessed via landscaped front garden leading to front door.

Bright hallway leads to the beautiful open plan lounge/dining area and is saturated with natural light from the double doors and large window. Dining area with doors leading out to the well presented rear garden and also provides access to the stylish kitchen. Kitchen has a selection of floor and wall mounted units and the integrated appliances include four ring gas hob with extractor hood and light and electric oven.

Carpeted stairs leading to the upper level. Both bedrooms provide ample storage space with built in wardrobes and bedroom two could also be set up as a home office area. Immaculately presented bathroom completes upstairs and has a white three piece suite. Bath with shower over, wash hand basin with storage unit and WC.

To the rear of the property is the well maintained enclosed private garden which has a decked area providing a perfect space for relaxing or entertaining. Gate with pathway leading to the car park and allocated space.

The property has been finished to a high standard throughout and has gas central heating and double glazing. Due to its location and surroundings the development is popular with all age groups and families.



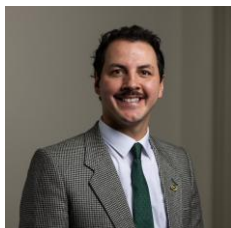
LOCATION

The property is located within the sought-after Inverleith area of Edinburgh, just a short journey from the city's prestigious New Town and Trinity area. There is a fantastic choice of bars, cafes/bistros, restaurants nearby along with Inverleith Park and the Royal Botanic Gardens. An efficient public transport network operates to most parts of the city and surrounding areas. Entered from Eildon Street, there is access to the QuietRoutes cycle path network. The property is in the catchment area for Broughton Primary School and Drummond Community High School as well as being close to Holy Cross Primary School and private schools in north Edinburgh. The City Bypass and main motorway networks are also within easy reach.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures, and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.





Yasser Albassam

Senior Property Sales Valuer

Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD

0131 652 7313

propertysales@djalexander.co.uk

This property, and other properties offered by DJ. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

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- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given



0131 652 7313

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Under the HMRC Anti Money Laundering legislation, all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds and required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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