

2 INVERLEITH AVENUE

INVERLEITH, EDINBURGH, EH3 5PT

D.J.ALEXANDER
Sales & Lettings

2 INVERLEITH AVENUE

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735 SQ FT Street Parking

PROPERTY OVERVIEW

- *Desirable Inverleith location*
- *Attractive main door entrance*
- *Charming period features*
- *Bay-windowed sitting room*
- *Modern kitchen/dining room*
- *Spacious double bedroom*
- *Private front garden and communal rear garden*
- *Unrestricted on-street parking*

An appealing one bedroom main door flat enjoying a desirable location on Inverleith Avenue, offering well-proportioned accommodation, attractive period features and the added benefit of private outdoor space.

The property is accessed via an entrance vestibule featuring beautiful Victorian geometric floor tiling, leading through to an inner hallway with useful storage cupboard. The charming sitting room is a particular highlight, featuring an attractive bay window, feature fireplace, traditional Edinburgh press and elegant ornate cornicing with ceiling rose, creating a wonderful blend of period character and comfort. To the rear, the kitchen/dining room is fitted with a range of modern units, complementary tiled splashback and integrated appliances. There is ample space for a dining table, along with an additional storage cupboard. The spacious double bedroom offers plenty of room for freestanding bedroom furniture and benefits from direct access to the well-maintained communal rear garden, providing a lovely connection to the outdoor space. Completing the accommodation is a generously proportioned shower room fitted with a shower cubicle, vanity unit and WC, along with underfloor heating.

Externally, the property benefits from a private front garden, together with access to the attractive communal rear garden. Unrestricted on-street parking is also available on Inverleith Avenue.







LOCATION

Inverleith Avenue is located in a well-established residential area with a good range of amenities and leisure facilities close by. Everyday shopping is catered for by local shops and supermarkets in the surrounding Inverleith, Canonmills and Stockbridge areas, alongside a variety of independent cafés, restaurants, delicatessens and other specialist retailers. The area also benefits from access to the Royal Botanic Garden Edinburgh and Inverleith Park, offering attractive landscaped grounds, open recreational space and a range of outdoor activities, while Stockbridge provides further opportunities for dining, shopping and leisure.

The area is well served by a selection of educational facilities, including a number of highly regarded independent schools within the wider Edinburgh area, making it an attractive location for families seeking a choice of schooling. There are also several nurseries and childcare facilities in the surrounding neighbourhoods.

Transport links are convenient, with regular bus services operating throughout the area and providing connections to Edinburgh city centre, the West End, Leith and other parts of the capital. Edinburgh Waverley and Haymarket railway stations offer national rail services, while the tram network provides connections across the city and onwards to Edinburgh Airport. The surrounding road network also provides straightforward access to the City Bypass, M8 and M9, as well as routes towards the Forth Road Bridge and Queensferry Crossing.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures (with the exception of the sitting room ceiling light) and white goods (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.















Stephen Lawson
Senior Residential Property Consultant

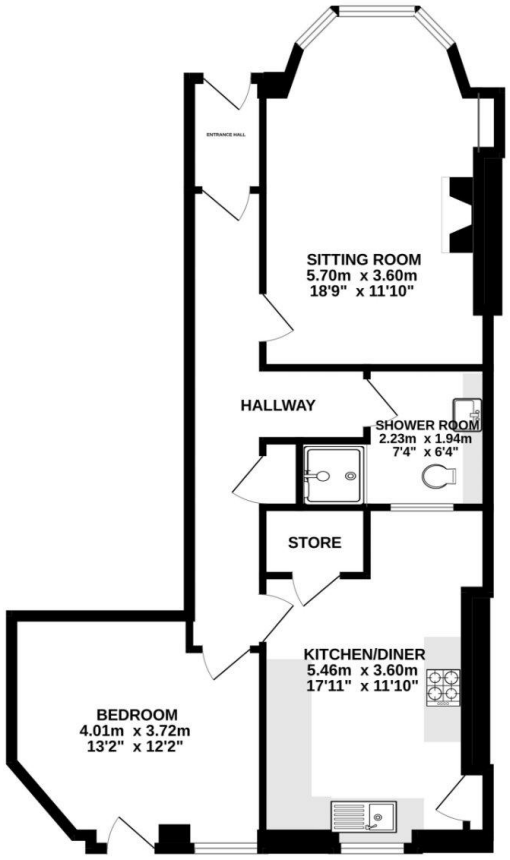
Viewings

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 D.J. 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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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

GROUND FLOOR
68.3 sq.m. (735 sq.ft.) approx.



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TOTAL FLOOR AREA : 68.3 sq.m. (735 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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