

COULTERS[©]

3 BANGHOLM TERRACE

INVERLEITH, EDINBURGH, EH3 5QN



2 BED



1 BATH



1 PUBLIC



TAKE A LOOK INSIDE

Occupying a sought-after location in Edinburgh's highly desirable Inverleith, minutes from The Royal Botanic Gardens, this is a bright, well proportioned main door property. Boasting stunning skyline views and fine period details such as ornate fireplaces, exquisite cornicing, and hardwood flooring, this handsome traditional home in a quiet no-through road would be ideal for a professional, a couple, or a young family.

KEY FEATURES



Large cellar with the potential for development, ideal for storage.



Two generous, well proportioned rooms with period features.



A short walk from the Royal Botanic Gardens & Inverleith Park.



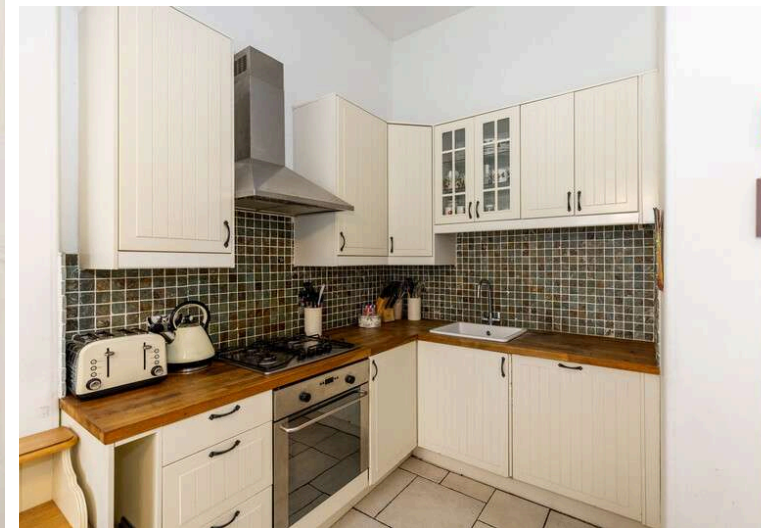
On-street permit holder parking.



South-facing living room with Edinburgh skyline views towards Arthur's Seat.



Independent retailers and cafes nearby.



The South-facing living room has Edinburgh skyline views towards Arthur's Seat, fine period details and a large box room off, currently in use as a third bedroom. The farmhouse-style kitchen/dining room features historic touches, including an original range cooker, servant bells and a circular banker's pendant light. The fitted appliances include a dishwasher, extractor hood, gas hob, and oven. Both spacious double bedrooms are generously proportioned with original cast iron fireplaces and fitted carpets. The bathroom has a wall-mounted shower over bath, washbasin, WC and heated towel rail. The dressing room was formerly a shower-room. Accessed from a cupboard in the hall, there is a large cellar which can be altered to create superb additional storage. To the front there is a neat, gated south-facing front garden and on-street permit parking.





THE LOCAL AREA

Characterised by its leafy avenues and stunning architecture - Inverleith is one of the most sought-after residential locations in Edinburgh, close to the prestigious neighbourhoods of Trinity, Goldenacre, Canonmills, Stockbridge and only a mile away from the City Centre. The property enjoys access to the world-renowned Royal Botanic Gardens with its 70 acres of natural beauty along with Inverleith Park boasting spectacular Edinburgh views, tennis courts, picnic spots, a boating pond, recreational sports pitches, and a children's play area. Enjoy award winning facilities at Westwood's Health Club, or visit David Lloyd at Newhaven. There is a great selection of bars and restaurants to enjoy in the immediate vicinity, including The Herringbone, The Orchard Bar and Restaurant, whilst nearby Stockbridge has an array of dining venues and bars. Daily shopping needs are well-catered for with convenience stores in Goldenacre and Canonmills, whilst you will find a large Waitrose at Comely Bank, a Sainsbury's and Marks and Spencer at Craigleith Retail Park, and a Tesco in Canonmills. Well-regarded schooling includes Wardie Primary School and Trinity Academy with private choices such as Edinburgh Academy, Fettes College, and George Heriot's School, all within easy reach. Bus service takes you swiftly to the City Centre and to Waverley Train Station, and there is quick access to The Queensferry Crossing, Edinburgh International Airport, and the City Bypass.



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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,130 SQ FT / 105 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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 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.