

4/2 Royston Terrace

INVERLEITH, EDINBURGH, EH3 5QS



*SPACIOUS TWO BEDROOM
GROUND FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this delightful apartment that occupies a prime position within the desirable area of Inverleith and has the advantage of its own enclosed private front garden.

On the market in move-in condition, this property can be entered through a well-kept communal stairwell via a security entry phone system.

Internally, the accommodation briefly consists of an entrance hallway with good-sized storage space, which leads on to the lounge which is flooded with light from the front garden area. The lounge benefits from hardwood floors high ceilings and a bay window.

To access the well-equipped kitchen you head back into the hallway and you will find access to the internal kitchen which has ample wall and base units giving plenty of storage space.







The master bedroom is spacious whilst containing built-in wardrobes and a three-piece en-suite. There is a further double bedroom which could serve well as a potential home office, with ample space for storage and to complete the accommodation is the partially tiled bathroom with white three-piece suite making for an excellent family bathroom.

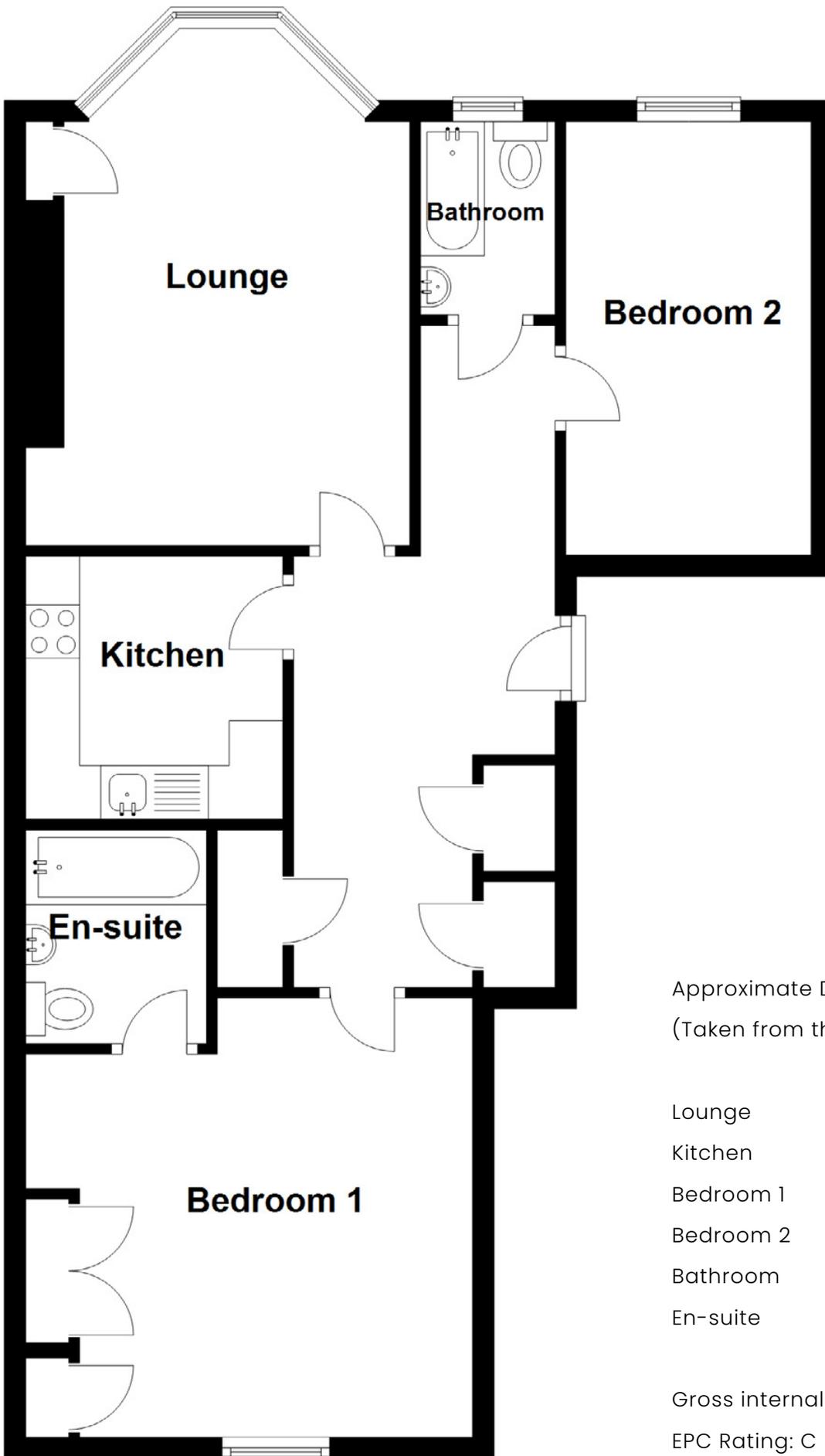




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	5.39m (17'8") x 3.97m (13')
Kitchen	2.46m (8'1") x 2.39m (7'10")
Bedroom 1	4.11m (13'6") x 3.49m (11'6")
Bedroom 2	2.28m (7'6") x 2.28m (7'6")
Bathroom	1.83m (6') x 1.22m (4')
En-suite	2.00m (6'7") x 1.68m (5'6")

Gross internal floor area (m²): 70m²

EPC Rating: C



The property also benefits from full gas central heating system keeping the home cosy all year round. There is access to the communal garden at the rear as well as benefiting from a private front garden which is well proportioned.

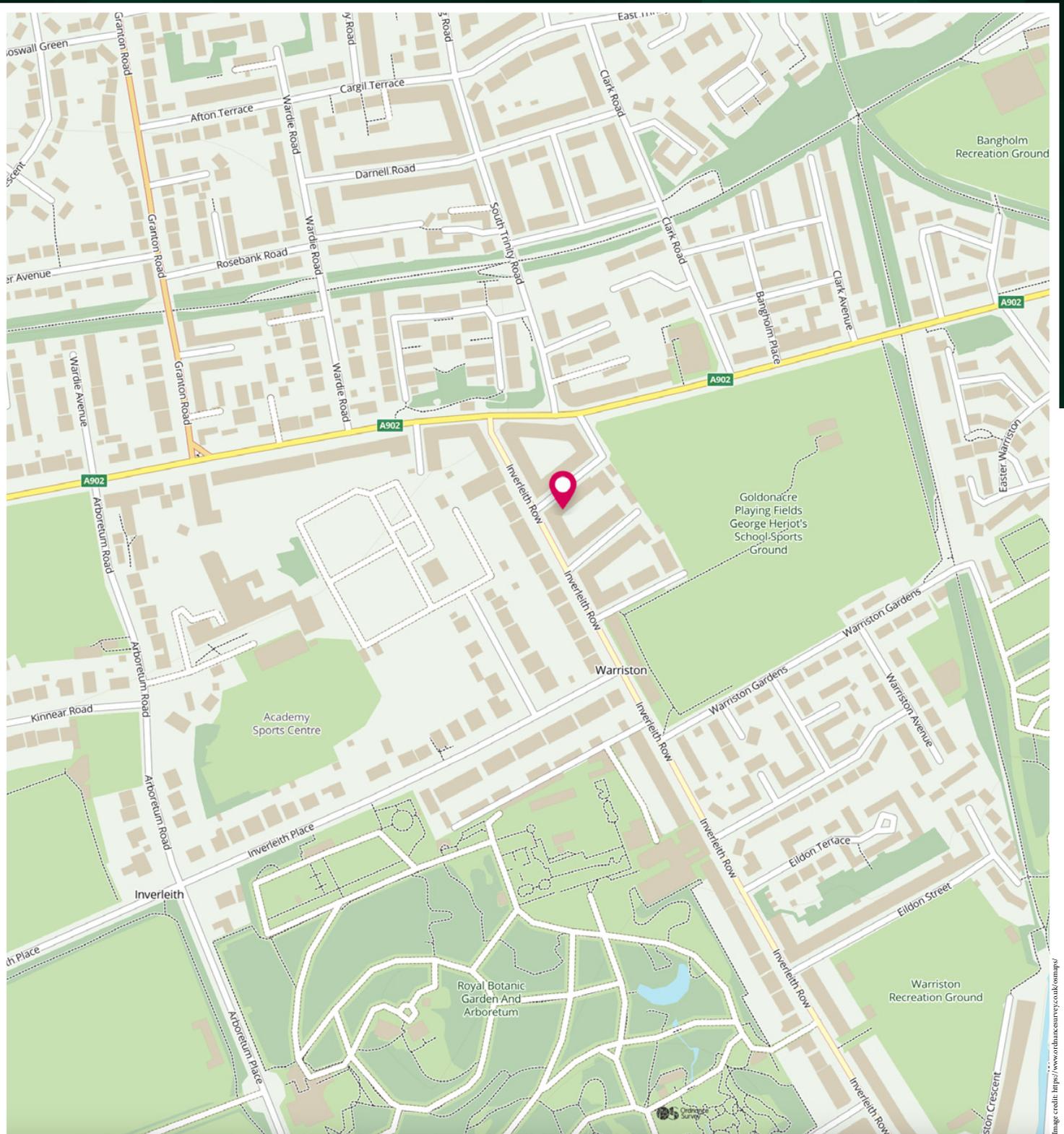




Royston Terrace is a quiet one-way street accessed via Ferry Road in the highly sought after residential area of Inverleith. The area is well served by a host of excellent amenities which include a selection of everyday shops, a post office, medical centre and cafes all within easy walking distance. Regular public transport operates along Inverleith Row to the city centre and to surrounding areas.

Further amenities are available at nearby Comely Bank and Stockbridge which offers a Waitrose Supermarket. The Royal Botanic Gardens, Water of Leith and Inverleith Park are also closeby and offer many pleasant walks.

The Location



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**Part
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Available**



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Text and description
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