

COULTERS<sup>©</sup>

# 44 EILDON TERRACE

WARRISTON, EDINBURGH, EH3 5LU

 3 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

44 Eildon Terrace is a 3 bedroomed, brick built, end terrace home located in a peaceful, cul de sac development in desirable Warriston. The property offers an enviable position with spectacular open views of Edinburgh's skyline and castle.

On the ground floor, accommodation comprises a very generous hallway, dual aspect living/dining room, and galley style kitchen with access to the rear garden. Upstairs, is a fully tiled, family bathroom, three double bedrooms all with built in storage and a further airing cupboard on the landing.

Both gas central heating and double glazing have been fitted within the home.

## KEY FEATURES



End terrace home with city skyline views



South facing private rear garden



Botanic Gardens and Inverleith Park nearby



Three bedrooms upstairs



Permit parking available



Independent shops, cafes and restaurants a short stroll



With lovely green surroundings, the private rear garden has a south facing aspect and is paved for ease of maintenance. It is fully enclosed by fencing and has a garden shed. The front garden is also paved.

The development contains well-maintained communal grounds and wooded areas and permit parking is available in front of the property. A detached single garage may be available via separate negotiation.

The factor is Trinity Factors and the annual factoring costs are approximately £182. Further details are available within the Home Report.



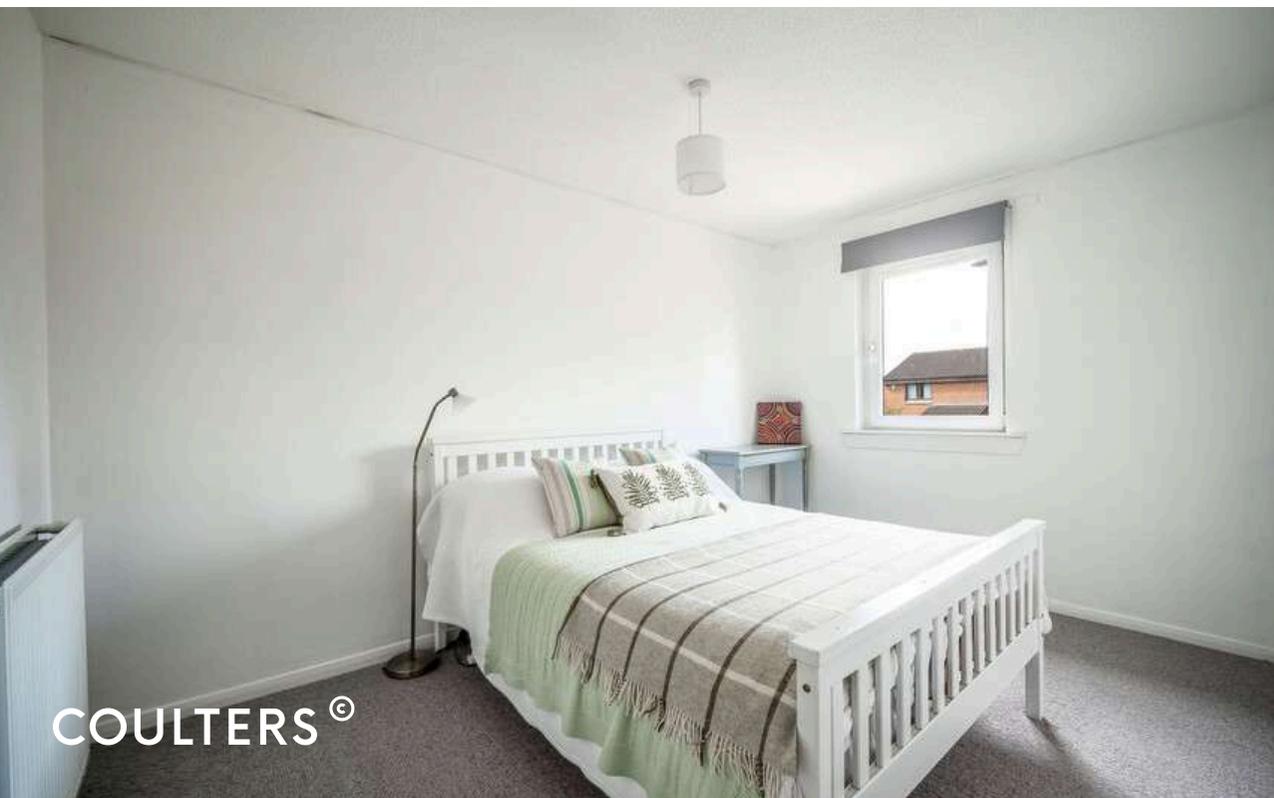


## THE LOCAL AREA

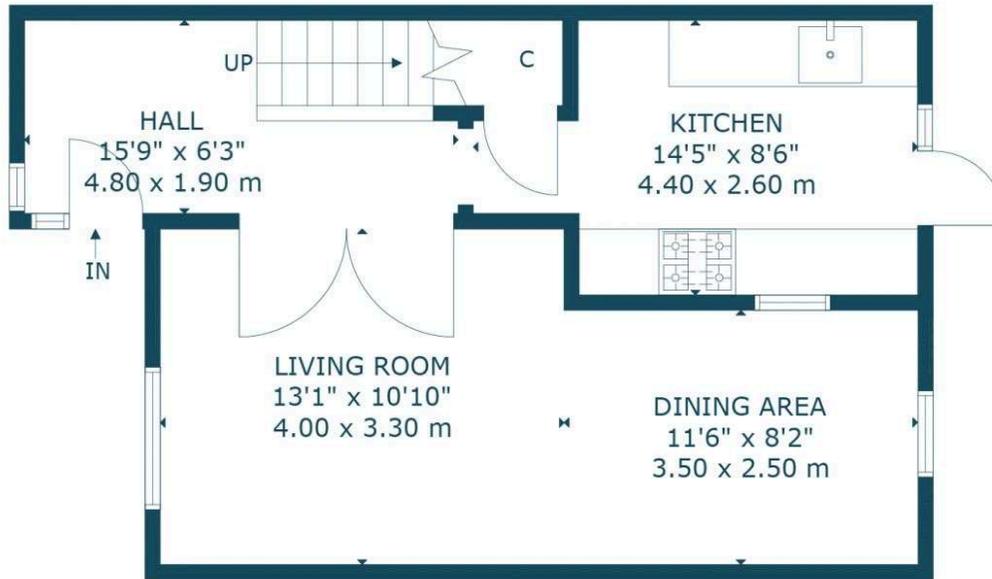
Eildon Terrace is tucked off Inverleith Row in the highly sought after Warriston area of Edinburgh. The area is cherished for its open green spaces, grand period villas and scenic views of Edinburgh's iconic skyline. It offers a wealth of outdoor and recreational activities, particularly beautiful Inverleith Park, which boasts sports pitches, allotments, tennis courts and a model-boating pond. Also on the doorstep is The Royal Botanic Garden Edinburgh: 72-acres of beautiful gardens, magnificent glasshouses and stunning views, plus exhibition spaces, cafés and restaurants. A superb selection of cafes, bars, restaurants and shops are available in both the immediate area and in neighbouring Stockbridge whilst the Tesco at Canonmills provides a convenient local supermarket. There is excellent provision for schools in the area, both state and private. The property is in the catchment area for Broughton Primary School and Drummond Community High School. Private schools such as Fettes College, St George's School for Girls, The Edinburgh Academy and ESMS are close at hand. Warriston is served by a fantastic bus service, provides easy access to cycle networks and also enjoys proximity to Ferry Road, which in turn provides easy links to Edinburgh Airport, the Forth Road Bridge and the M8/M9 motorway network.

## EXTRAS

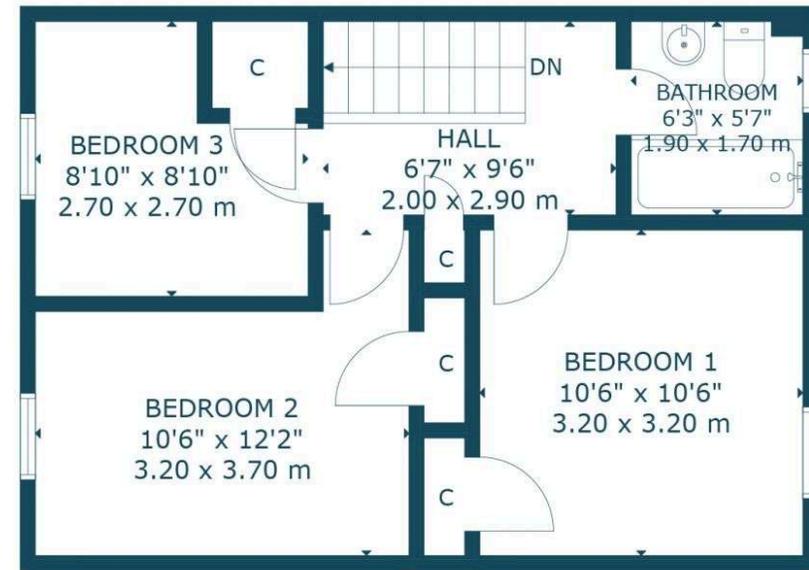
The blinds, light fittings, fitted floor coverings and white goods are included in the sale. No guarantees for the appliances will be provided.







GROUND FLOOR



FIRST FLOOR

44 EILDON TERRACE, WARRISTON, EDINBURGH, EH3 5LU

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 958 SQ FT / 89 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## 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.