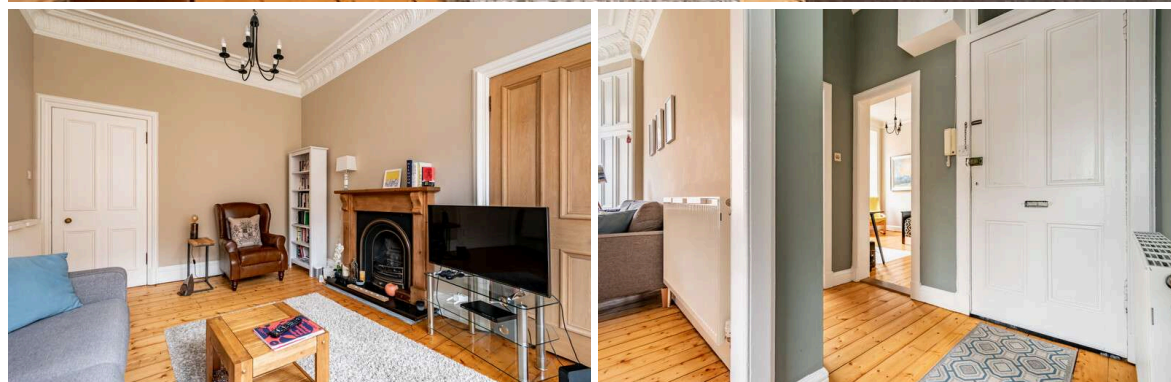




19/3 Goldenacre Terrace  
GOLDENACRE | EDINBURGH | EH3 5QP

  
**warner's**  
solicitors & estate agents





## 19/3 Goldenacre Terrace

GOLDENACRE | EDINBURGH | EH3 5QP

An exciting opportunity has arisen to acquire this stunning, two bedroom tenement flat situated in the heart of Inverleith, just north of Edinburgh's city centre.

This beautiful apartment has been tastefully decorated to a high standard throughout and is offered to the market in true move-in condition. The spacious living room to the front of the property is flooded with natural light through the south-facing bay windows, and the room is highlighted by features including ornate cornicing and decorative fireplace. The separate kitchen lies adjacent to this and benefits from gas hob and plenty of cupboard storage.

Both bedrooms are of an excellent size, with either room having the potential to be employed as a large home office, study or gym giving the property a good degree of flexibility. A modern family bathroom and entrance hallway with utility and storage cupboards complete the accommodation internally.

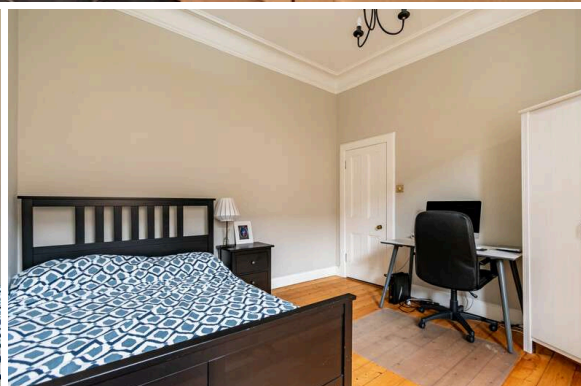
- Two-bedroom apartment
- Desirable location within reach of the city centre and side view of Inverleith playing fields
- Excellent local amenities
- Spacious sitting room
- Ample storage through
- Kitchen
- Two double bedrooms
- Family bathroom
- Entrance hallway with utility and storage cupboard
- Gas central heating
- Double glazing
- Communal garden
- Permit parking

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All integrated kitchen appliances, washing machine and the large 4 door wardrobe will be included in the sale of the property. All other items are available upon separate negotiation. EPC rating C.

Outstanding local amenities include the Royal Botanic Gardens, and the property offers easy access to excellent public transport links. Close proximity to Stockbridge with it's wonderful range of cafe's and shops. Offering immense appeal to a range of buyers including young families and first time buyers, as well as holding investment potential, early viewing is essential to avoid missing out on this fantastic opportunity.







Approx. Gross Internal Area  
819 Sq Ft - 76.09 Sq M  
For identification only. Not to scale.  
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