



25 INVERLEITH TERRACE

25 Inverleith Terrace, Edinburgh, EH3 5NU

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 5 BEDROOMS

 4 LIVING SPACES

 3 BATHROOMS

 2 WCS



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An exceptional semi-detached Victorian house that has been painstakingly restored and thoughtfully reconfigured by the present owners. Once subdivided into two separate properties, the house has been returned to its original layout as a single residence and finished to an exacting standard, combining period elegance with high-quality modern design.

Spanning over 4,350sqft, this substantial home offers versatile accommodation arranged over three principal levels plus a useful attic area, making it ideal for modern family life.



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KEY FEATURES

- Semi-detached Victorian house of over 4,350 sq ft
- Five bedrooms and multiple reception rooms
- Meticulously renovated with high-quality finishes
- Flexible garden-level accommodation, ideal for guests or a relative
- Exterior stonework and roof in excellent condition
- Upgraded sash-and-case slimline double-glazed windows
- Recently upgraded gas central heating system
- South-facing garden with open views
- Off-street parking for three cars plus single garage
- Walking distance to top schools, Stockbridge, Inverleith Park, and Botanic Gardens





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SUMMARY OF ACCOMMODATION

GROUND LEVEL

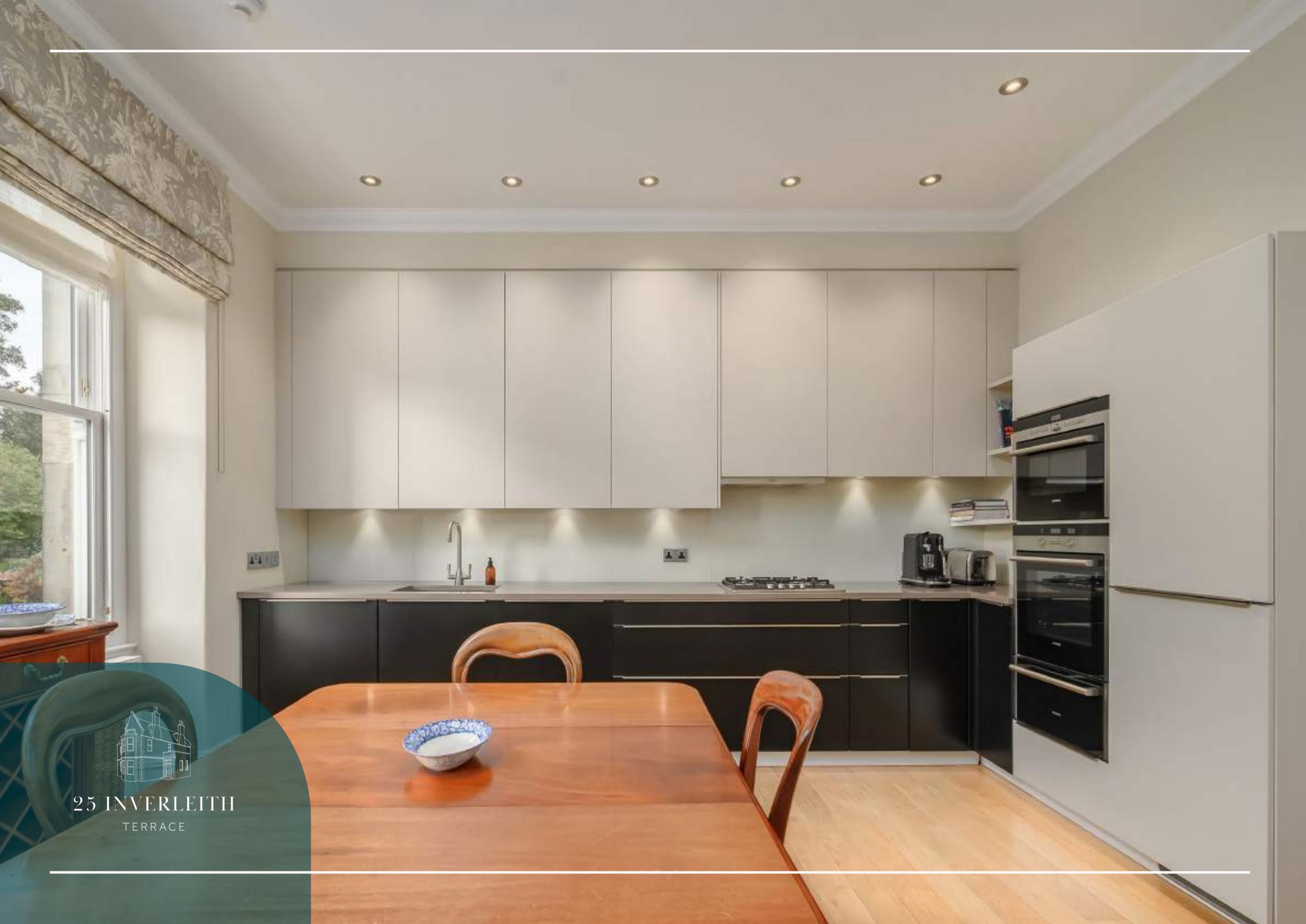
- Grand sitting room with bay window
- Large kitchen / breakfast / dining room, beautifully fitted with bespoke cabinetry and premium appliances
- Double bedroom
- An additional double bedroom which can also be used as a spacious dining room
- WC / Cloakroom



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SUMMARY OF ACCOMMODATION

FIRST LEVEL

- Principal bedroom suite with dressing room and luxury ensuite shower room
- Three further double bedrooms, one currently set up as a study and one as a living room
- Additional bathroom



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SUMMARY OF ACCOMMODATION

GARDEN LEVEL

- Bright and spacious open-plan living / dining room with direct access to the garden
- Contemporary kitchen and separate utility room
- Games room / versatile reception space
- Family bathroom
- WC
- Additional storage

The garden level is perfectly suited as a private guest suite, offering a spacious living area and kitchen accommodation - ideal for visiting family and friends.





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FLOOR PLANS



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APPROX GROSS INTERNAL AREA

4,353 ft² | 404.39 m²

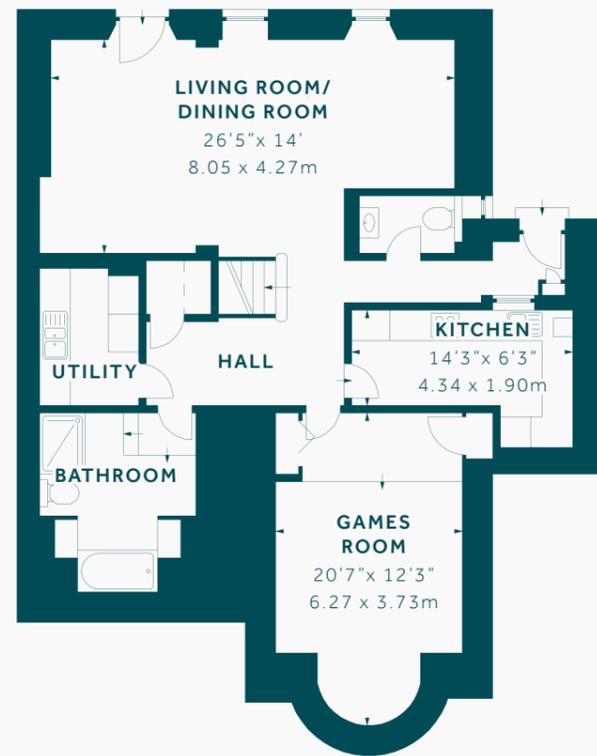
GARAGE & STORE

194 ft² | 18.02 m²

For illustrative purposes only, Not to scale.

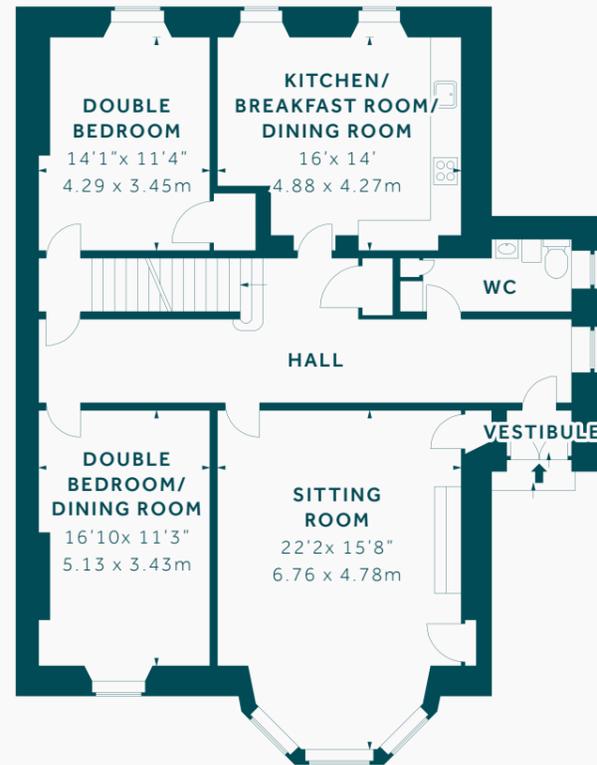


GARDEN LEVEL

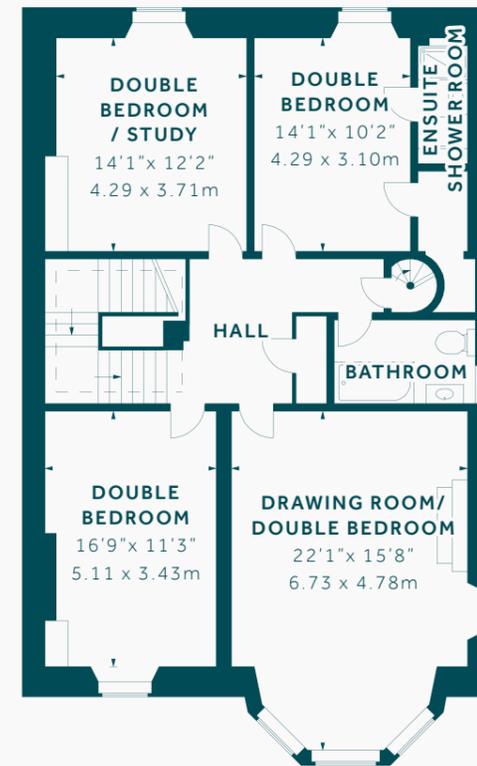


GARDEN LEVEL

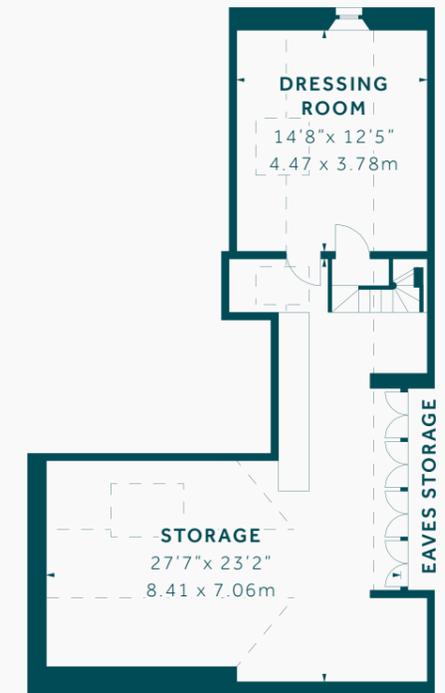
GROUND LEVEL



GROUND LEVEL



FIRST LEVEL



ATTIC LEVEL



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SUMMARY OF ACCOMMODATION

ATTIC

- Currently fitted as a dressing room
- Excellent storage area, with potential for further use (subject to consent)



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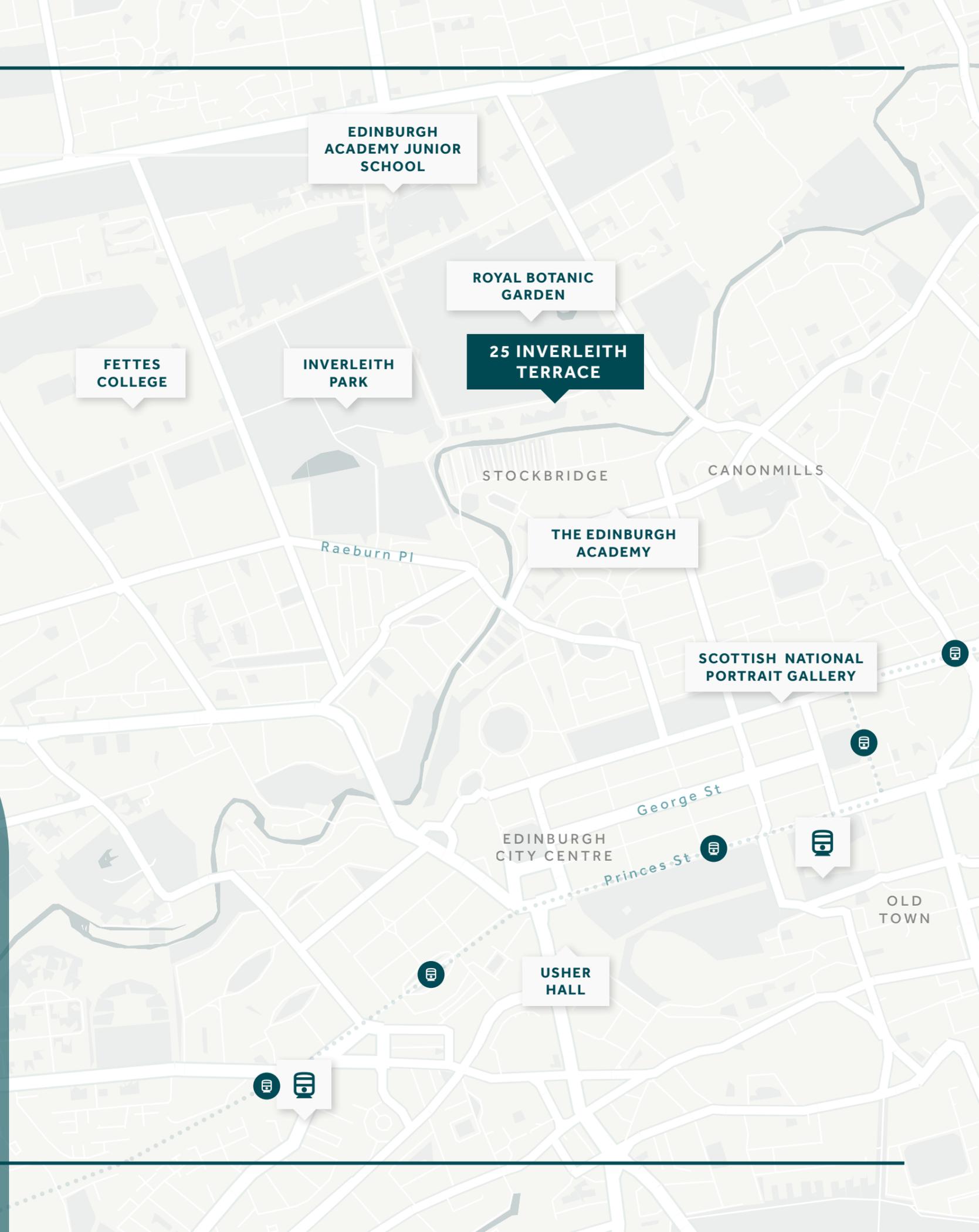
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LOCATION

Inverleith is widely regarded as one of Edinburgh's most desirable residential areas, celebrated for its elegant Victorian architecture, leafy streets, and village-like charm. From 25 Inverleith Terrace, you can enjoy morning walks in Inverleith Park, afternoons exploring the Royal Botanic Garden, or a short stroll into Stockbridge to browse its independent shops, cafés, and Sunday market.

Families are particularly well catered for here, with some of the city's leading schools close at hand, including Fettes College and The Edinburgh Academy, as well as a range of excellent state schools. The city centre is within walking distance, making commuting on foot or by bike an easy option, while nearby bus routes and quick access to the city bypass and airport ensure excellent connectivity further afield.

This perfect balance of tranquillity, convenience, and access to green space makes Inverleith one of the most sought-after places to live in the capital.





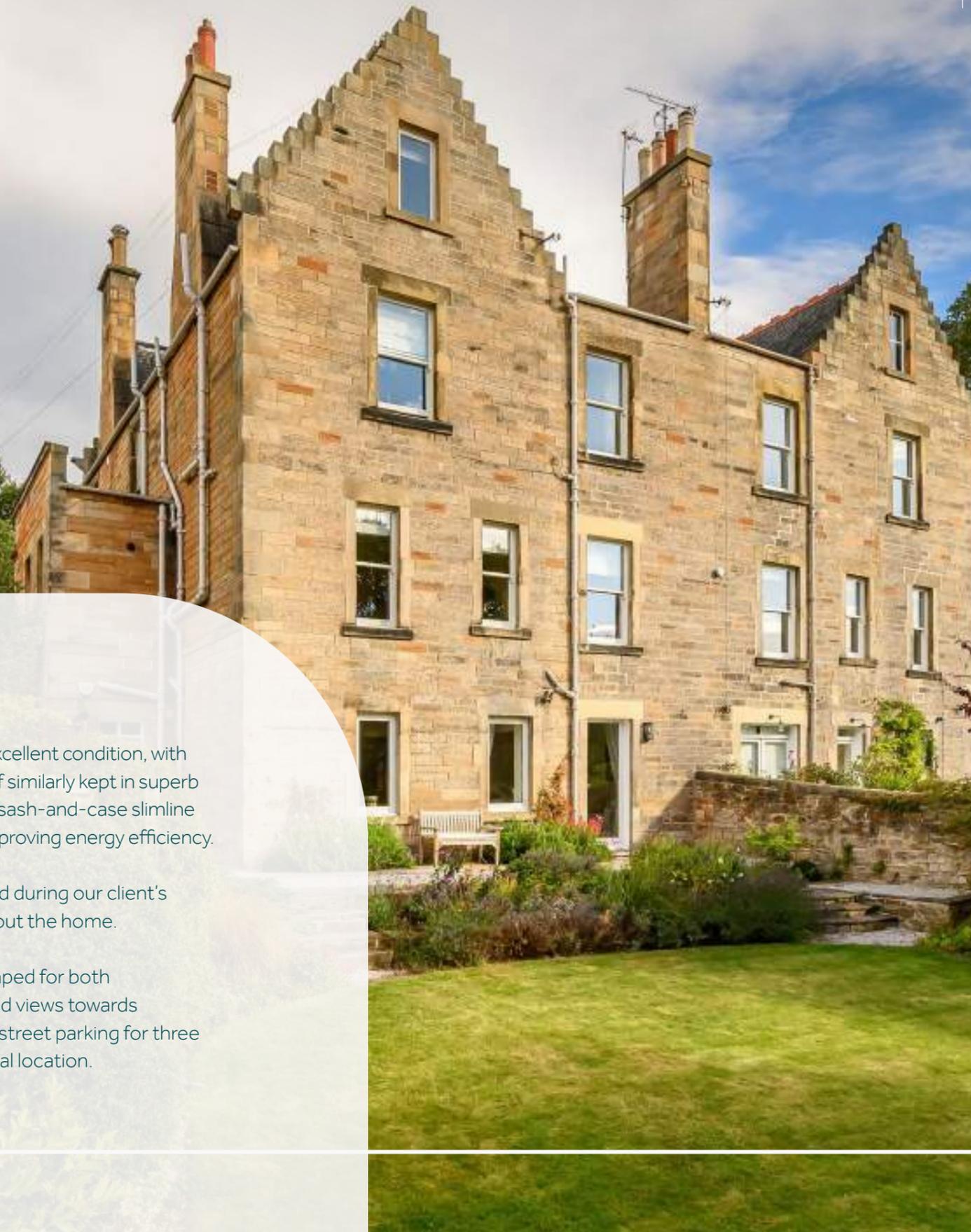
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EXTERIOR & CONDITION

The property's handsome Victorian stone façade is in excellent condition, with the exterior stonework carefully maintained and the roof similarly kept in superb order. The windows throughout have been upgraded to sash-and-case slimline double glazing, preserving the period character while improving energy efficiency.

The gas central heating system has also been upgraded during our client's tenure, ensuring reliable and efficient warmth throughout the home.

To the rear is a wonderful south-facing garden, landscaped for both entertaining and family life, with lovely open aspects and views towards Edinburgh Castle and beyond. To the front there is off-street parking for three cars and a single garage - rare benefits for such a central location.





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TENURE

Freehold

EPC

C

COUNCIL TAX BAND

H



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