

**2/1 Stanhope Street
Edinburgh, EH12 5JB**

OFFERS OVER £320,000



drummondmiller



- 2-bedroomed ground floor flat with own private patio
- Bright living/dining room with sliding patio doors
- Separate fitted kitchen with appliances
- Master bedroom with en-suite shower room
- Second double bedroom and well-appointed family bathroom
- A generous walk-in cupboard in the hallway offering excellent storage
- Secure buzzer entry system
- Sash windows throughout
- Gas central heating and double glazing
- Residents only parking

Description

This beautifully presented two-bedroom apartment (74 sqm) is set within a picturesque cobbled lane in Edinburgh's sought-after West End conservation area. With charming views of the iconic Donaldson's building, this property is offered in immaculate, move-in condition and delivers the perfect blend of modern living and historic character.

At its heart is a bright and spacious open-plan living area, featuring floor-to-ceiling radiators and sliding patio doors that open onto a sunny, completely private south-facing patio—a true sun trap, sheltered from the wind and not visible from street level. A thoughtfully captured photograph from the patio into the living space further showcases its generous proportions.

The sleek, contemporary kitchen is fitted with Beech and Brushed Steel Shaker-style cabinetry and includes a full suite of integrated appliances: a 6-ring gas hob, oven, microwave, fridge freezer, dishwasher, and washing machine. A tumble dryer is also included.





Gardens and Parking

The property benefits from its own private patio area, along with access to a residents-only car park.

Location

Stanhope Street is situated in the vibrant West End of Edinburgh, within the EH12 postcode district. This area is renowned for its blend of residential charm and urban convenience. The street benefits from excellent transport links, with Haymarket railway station just a 10-minute walk away, providing access to national rail services, trams, and buses. Additionally, the nearby A8 road offers direct routes to the city centre and beyond. Residents benefit from a vibrant selection of local shops, cafés, restaurants, and bars, as well as larger supermarkets and boutique stores in nearby areas like Dalry and West End Village. Outdoor enthusiasts will appreciate the proximity to both the Roseburn cycle path and the Water of Leith walkway, providing scenic routes for walking, running, and cycling across the city.

Extras

The sale price includes blinds, light fittings, floor coverings, carpets, oven, hob, fridge, dishwasher, tumble drier and washing machine. Other items may be available by separation negotiations.

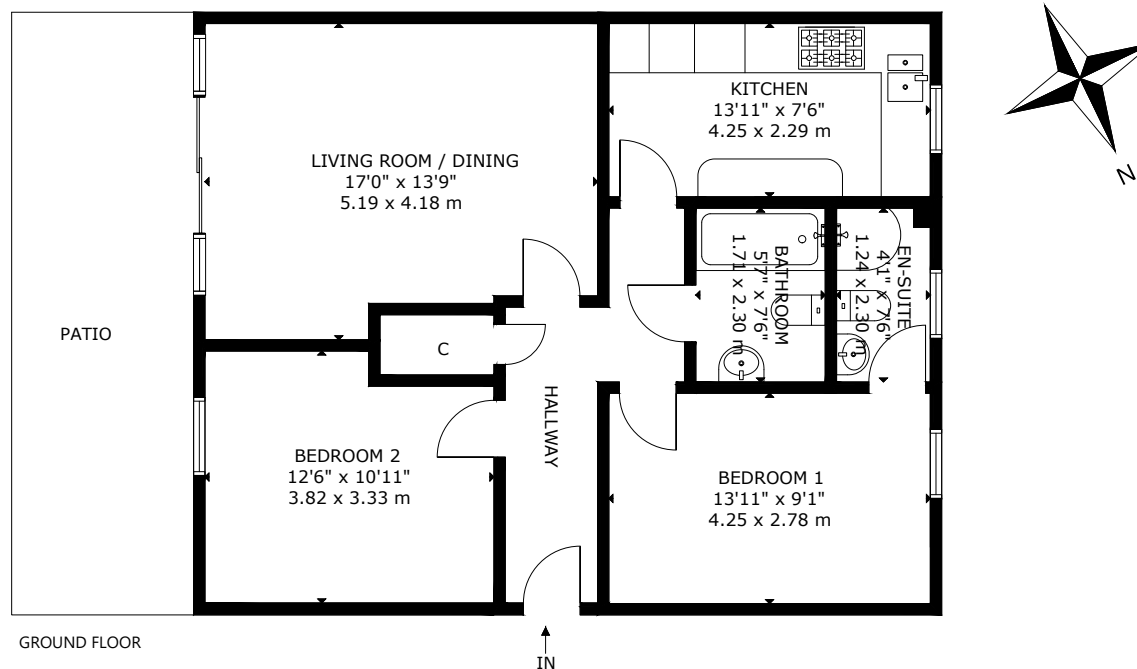
Home Report

The property has been valued by surveyors at £330,000 and the Home Report is available via the ESPC listing.

Viewings

Telephone Agent 0131 229 3399 to arrange a viewing.





2/1 STANHOPE ST EDINBURGH EH12 5JB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 792 SQ FT / 74 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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