



23/7 CLARENCE STREET

Stockbridge, Edinburgh, EH3 5AE



1

Public Room



3

Bedrooms



2

Bathroom

23/7 CLARENCE STREET

This large three-bedroom first-floor flat (with allocated parking) forms part of a tenement building, set in the heart of Stockbridge within the highly prestigious New Town conservation area. The home offers bright and airy rooms, boasting high ceilings and neutral decoration. It features excellent storage to keep the interiors tidy and it benefits from a family bathroom and an en-suite. Furthermore, the home is conveniently located in walking distance of the city centre, as well as Stockbridge's award-winning restaurants, bars, amenities, and well-regarded schools.

Reached via a secure entrance and a well-lit, carpeted shared stairwell, the flat's front door opens with a lovely introduction into a central hall with three built-in cupboards. The hall's neutral décor and soft carpet flow into the living/dining room, creating a desirable blank canvas that is easy to dress and style. This reception area has a spacious footprint and an airy ambience, with southwest-facing sash windows bringing an abundance of light into the room. A handsome feature fireplace forms a lovely focal point for organising furniture as well, adding the final touch to this charming space. Next door, the kitchen is well appointed with cabinets and downlit worksurfaces, providing ample storage and workspace. It comes with an integrated oven, gas hob, and extractor hood, with a freestanding fridge/freezer, and an undercounter dishwasher also included. Set along the northeast-facing side of the home, the three bedrooms are neatly positioned side by side. Each room is lightly decorated and laid with plush carpeting, coming complete with built-in wardrobes for generous clothes storage. The rooms are bright and spacious too, with the principal bedroom further boasting a tiled en-suite shower room. Finishing the accommodation is a three-piece family bathroom with an overhead shower.

With its highly sought-after central location, homeowners have easy access to idyllic green spaces, including the Royal Botanic Gardens, King George V Park, and the Water of Leith. Furthermore, homeowners have an allocated parking space beneath the building (secured via an electric gate which can be accessed remotely from the property), and the area is in a controlled permit parking zone (Zone 5A).



EPC
RATING



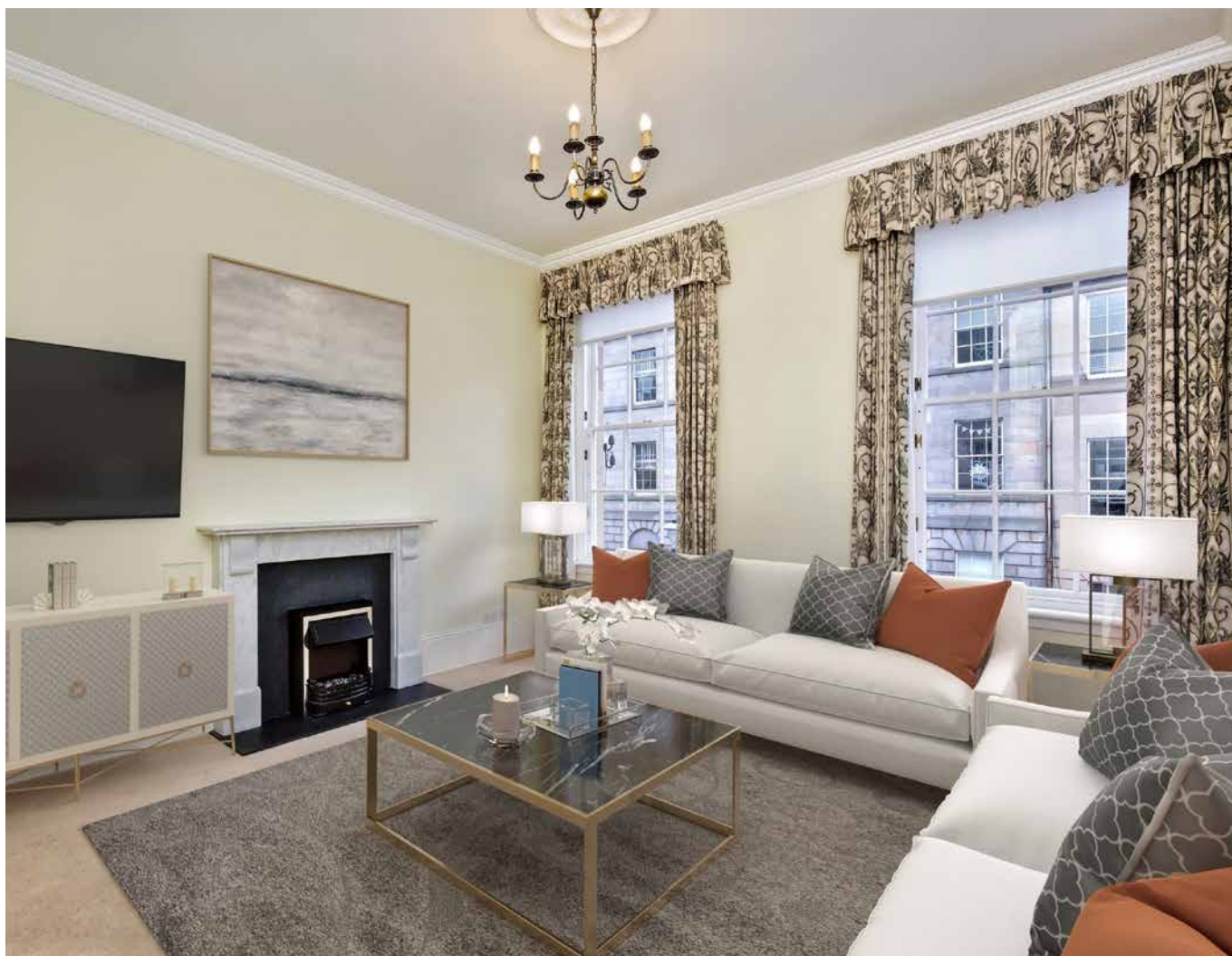
COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A spacious first-floor flat in Stockbridge
- Part of a tenement building (circa 2000)
- In the New Town conservation area
- Neutral interiors throughout
- Central hall with three cupboards
- Southwest-facing living/dining room
- Fitted kitchen that is well appointed
- Three bedrooms with built-in wardrobes
- Tiled 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Secure allocated parking space beneath the building
- Controlled permit parking (Zone 5A)
- Gas-fired central heating

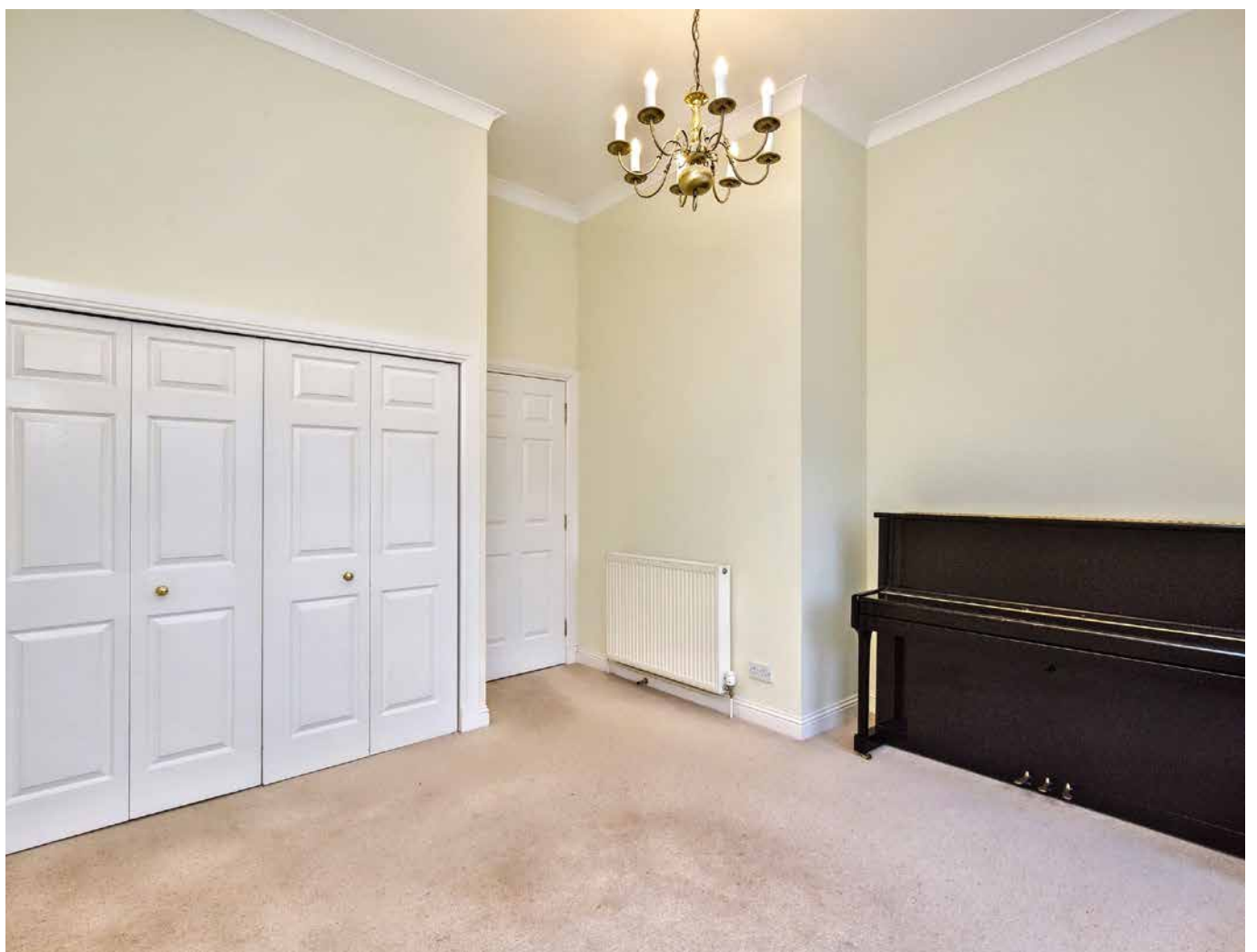
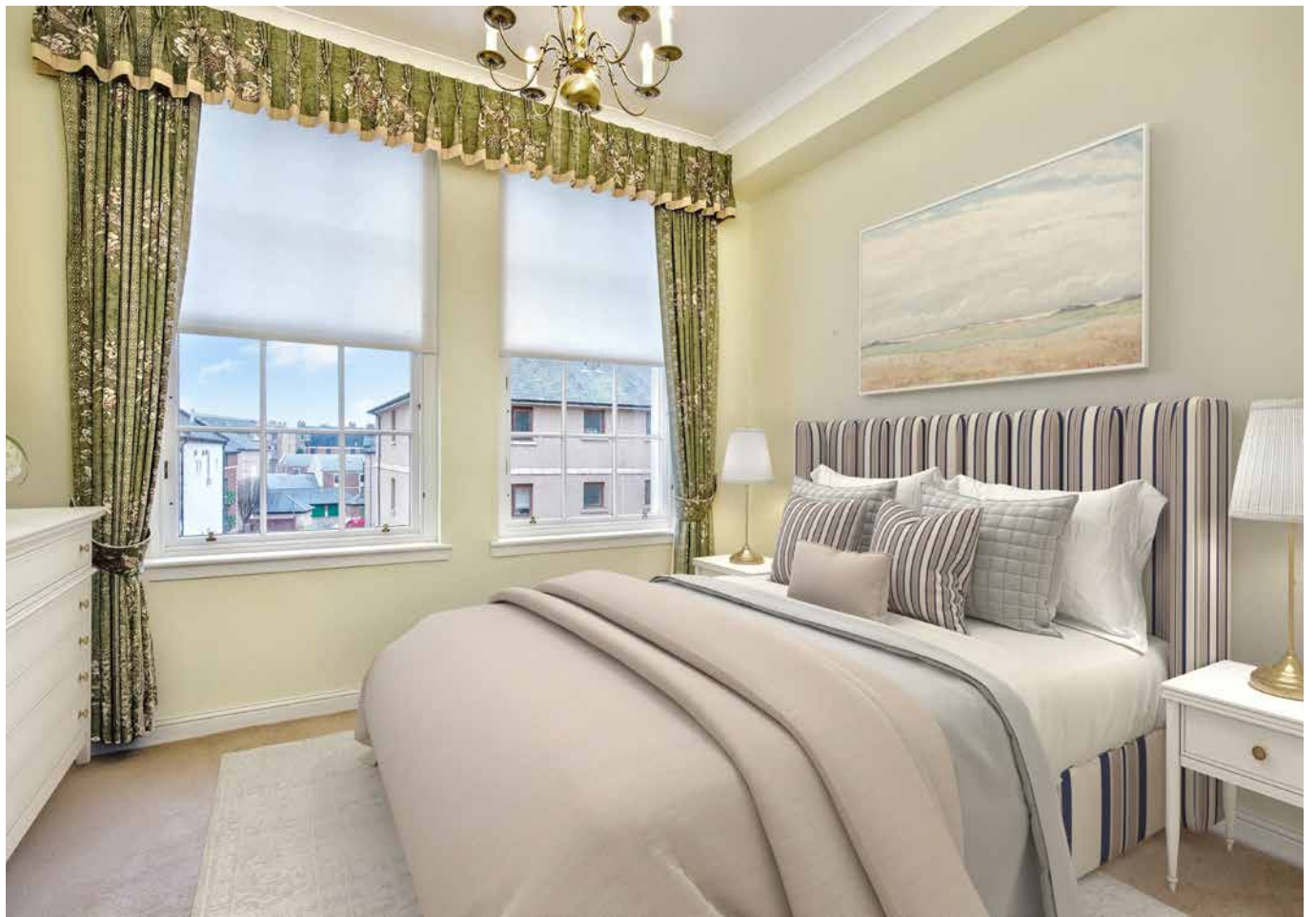




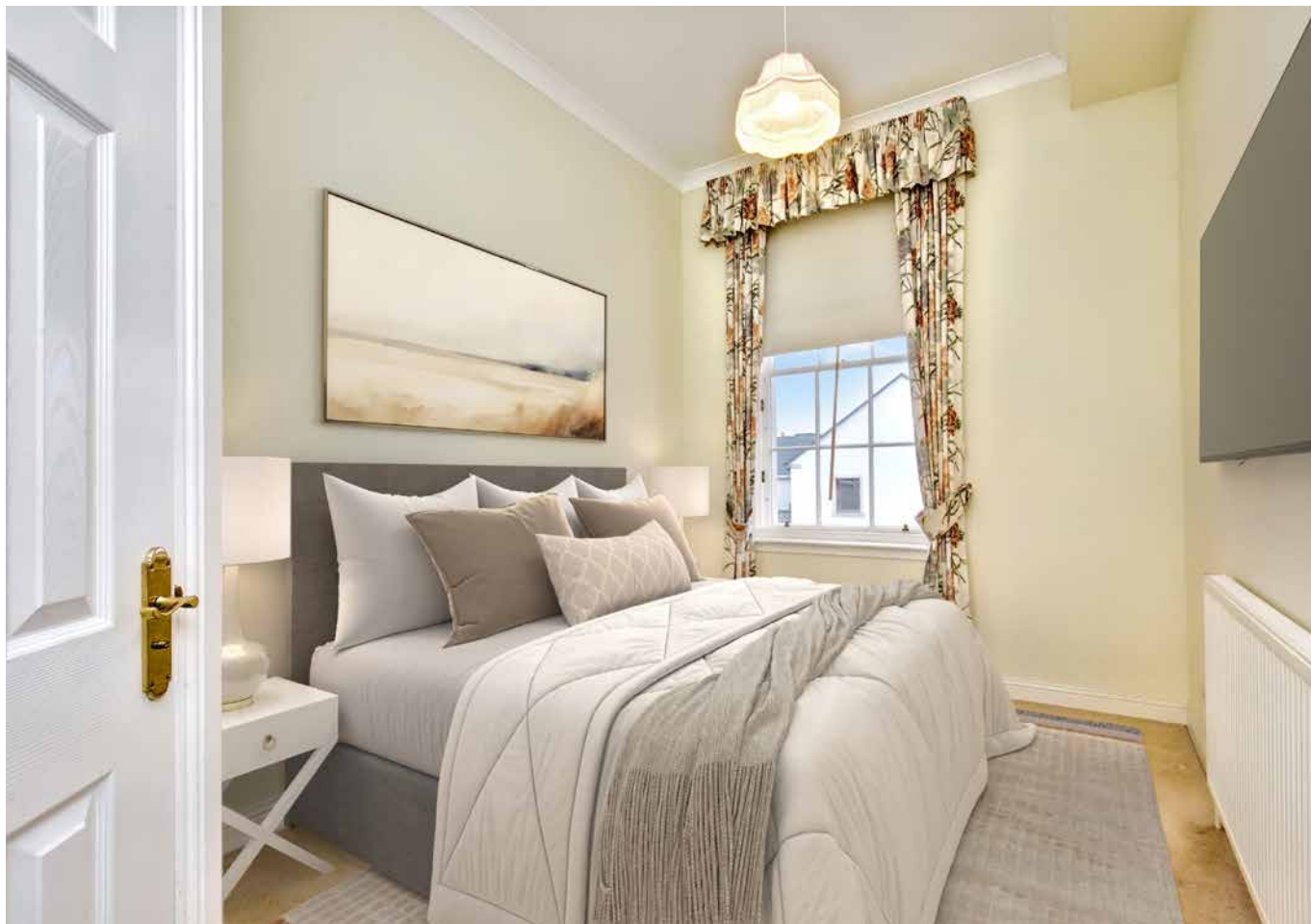
Extras: integrated kitchen appliances, a fridge/freezer, dishwasher and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

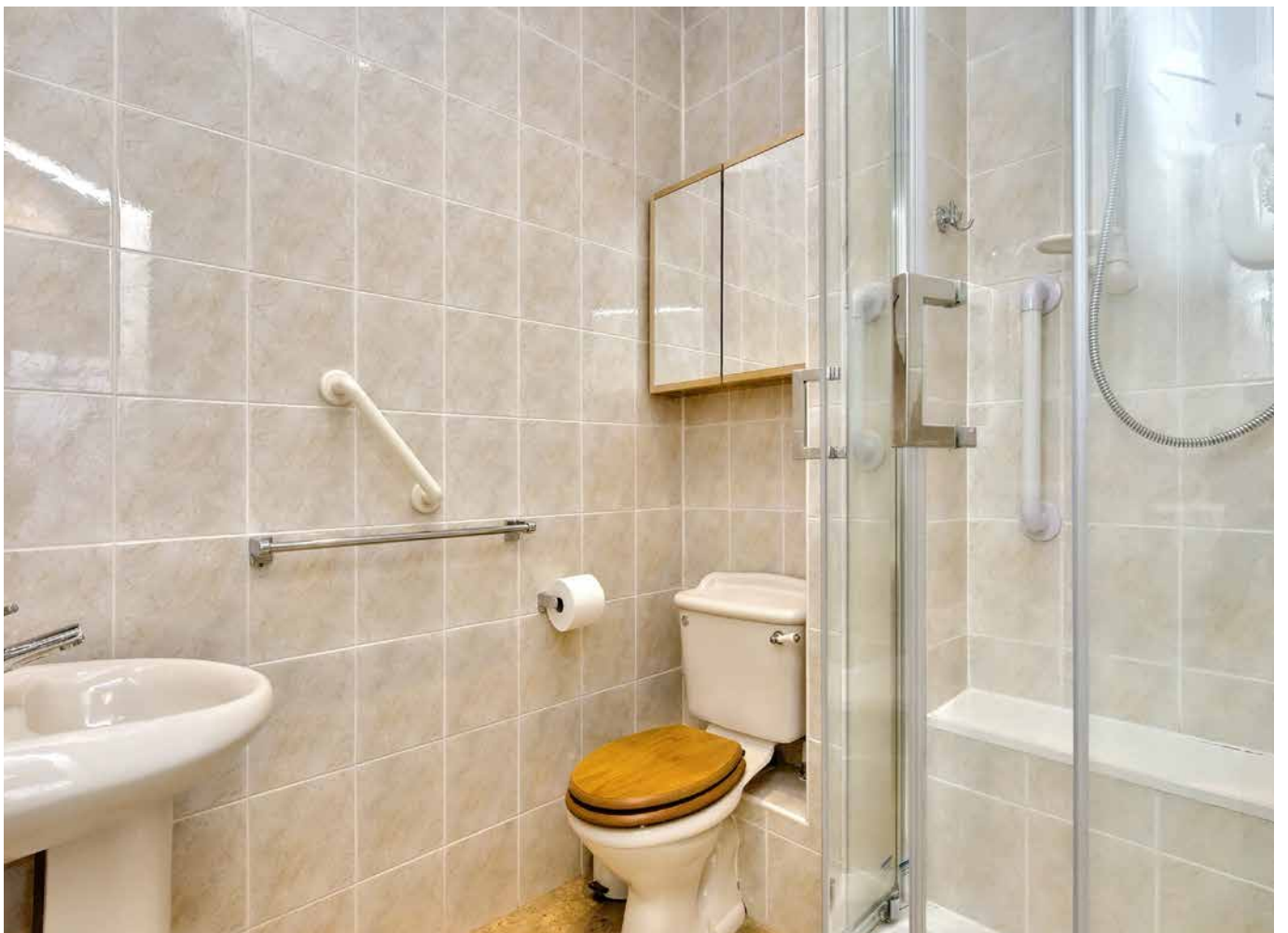
Factor: There is a factoring agreement in place with Myreside Management, the annual costs are around £TBC.

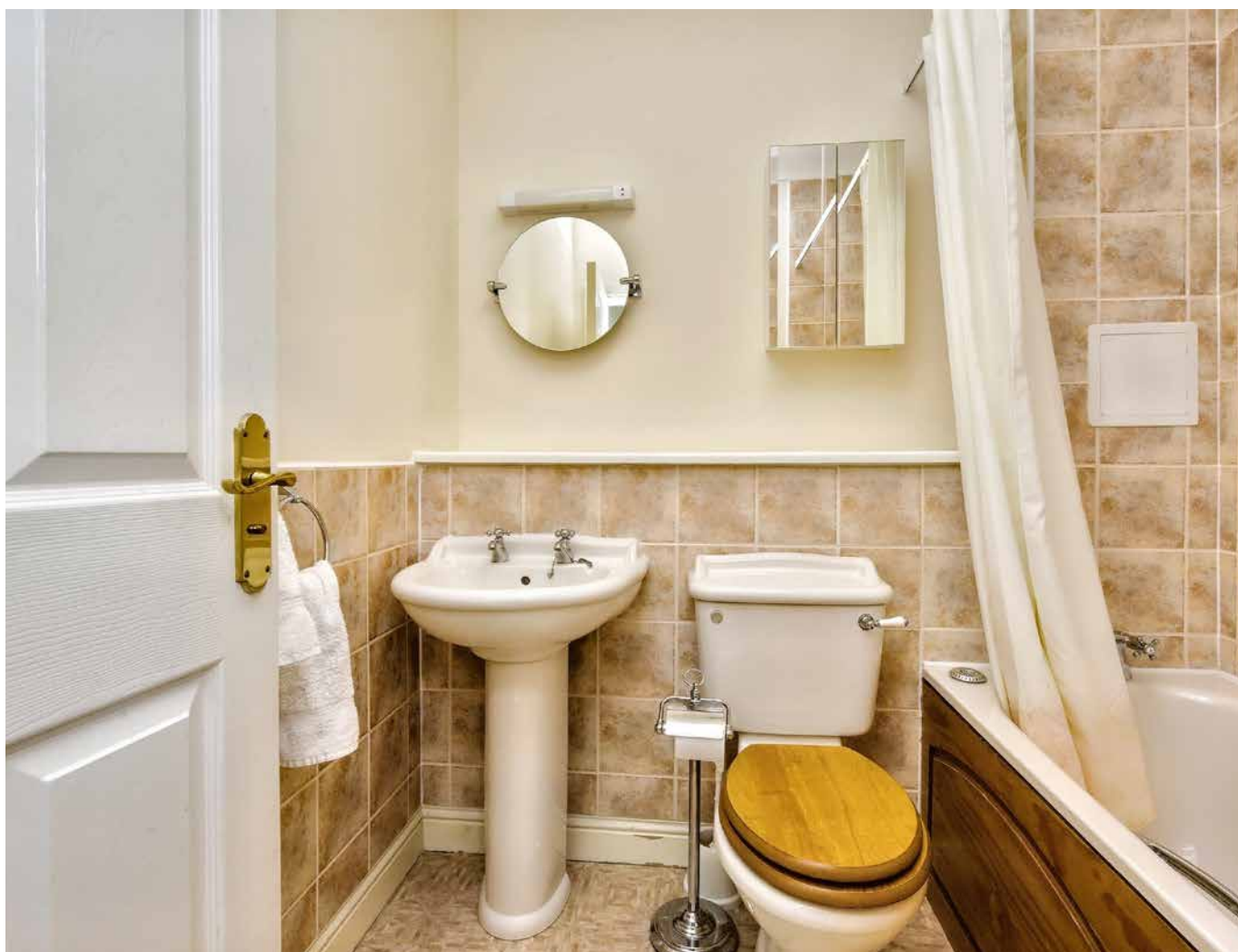


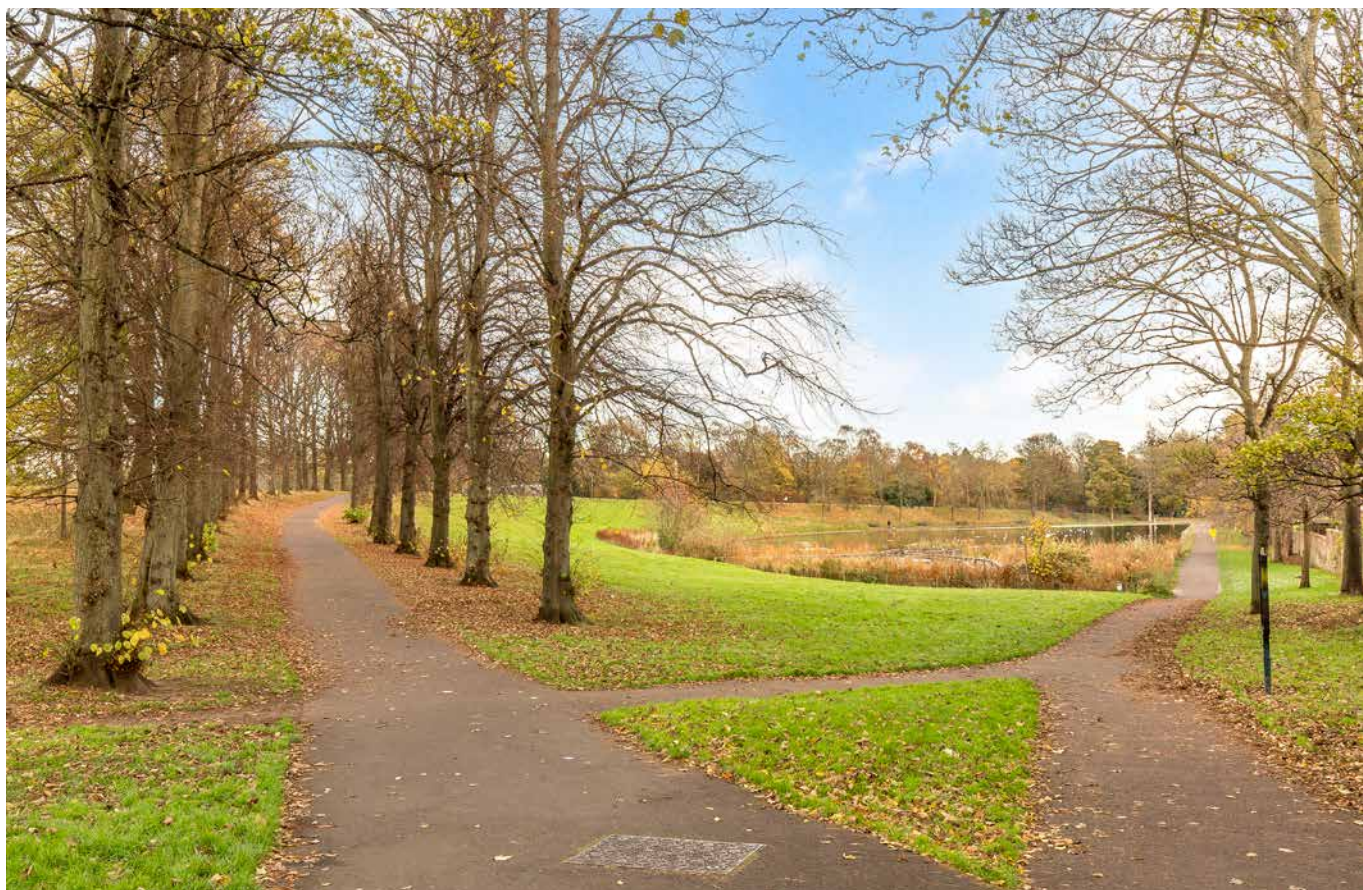






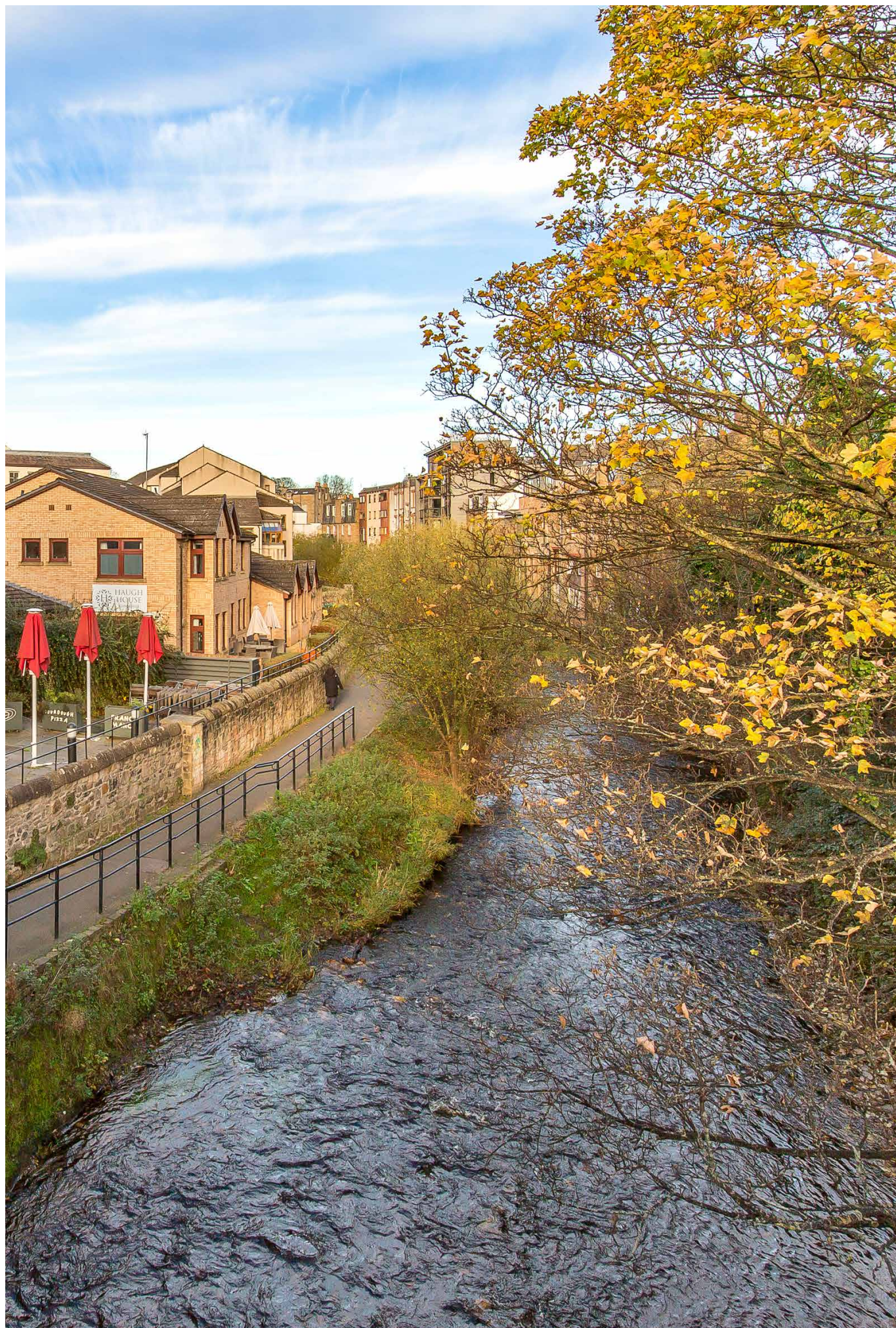




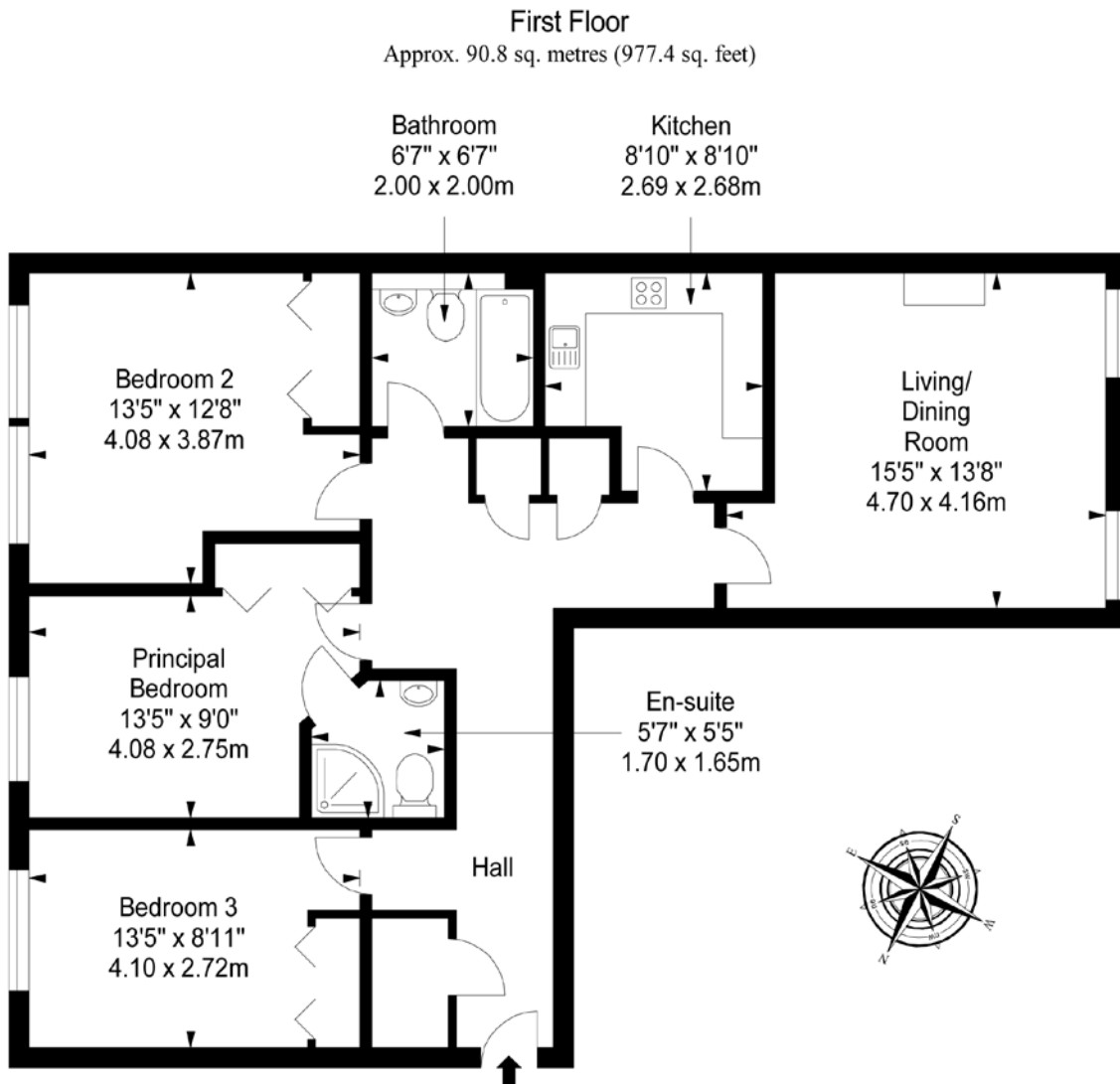


STOCKBRIDGE, EDINBURGH

Known as Edinburgh's urban village, the desirable city district of Stockbridge hosts a charming selection of artisan shops, art galleries and boutiques, as well as fashionable eateries, cafes and homely pubs. The popular Stockbridge market is held every Sunday, selling fresh produce, handmade crafts and global street food. Local supermarkets include a Sainsburys and a large Waitrose, whilst nearby Craigmile Retail Park houses an array of retail outlets and a further supermarket. Lying on the edge of Edinburgh's prestigious New Town, Stockbridge is just a 15-minute walk to the city centre and the main shopping areas of Princes Street and George Street. Within Stockbridge, scenic outdoor spaces are in abundance with the Water of Leith walkway, leading to nearby Dean Village and The Scottish National Gallery of Modern Art, country-style Inverleith Park with its panoramic city views and the Royal Botanic Garden. For indoor recreation, the Glenogle Swim Centre provides beautifully-restored Victorian swimming baths, a state-of-the-art gym and regular fitness classes. Outstanding private and state schooling options are available locally. The area is well-served by frequent bus services running across the city, whilst Waverley train station is easily accessible by foot.



FLOORPLAN



Total area: approx. 90.8 sq. metres (977.4 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.