



8 Kemp Place, Edinburgh, EH3 5HU

*Well-presented one-bedroom main door lower villa with private front garden*

URQUHARTS  
EDINBURGH





## DESCRIPTION

8 Kemp Place is a well-presented one-bedroom main door lower villa with private front garden, forming part of the historic Stockbridge Colonies situated within the desirable New Town. The location is superb with excellent local amenities and is a convenient distance from the city centre & surrounding areas. The property has recently been renovated throughout and would be a fantastic first-time buyer, investment or pied-à-terre.

Entrance hall; bright living / dining room with feature fireplace and kitchen off; fitted kitchen with wall & base units and integrated appliances; good-sized double bedroom with built in wardrobes overlooking the front garden; and a modern shower room.

## ACCOMMODATION

Entrance hall. Sitting room / dining room. Kitchen. Double bedroom. Shower room.

Gas central heating. Mixture of double glazing and original sash & case windows. Well-maintained private front garden laid to lawn with decking area. Unrestricted on-street parking and pay & display parking nearby.

## LOCATION

Kemp Place is situated in the thriving village of Stockbridge, forming part of the historic Colonies, with neighbouring Comely Bank and the New Town, all a short walk north of the city centre. Stockbridge boasts excellent local facilities including an eclectic range of boutique shops, delis, cafés, bars, and bistros as well as two Scotmid Co-operatives and a Sainsbury's Local. Also nearby is a Waitrose supermarket at Comely Bank and a Sainsbury's supermarket at Craigleith Retail Park slightly further afield. The Royal Botanical Gardens, Inverleith Park and the Water of Leith walkway and cycle path are within close proximity and provide pleasant walks, whilst Glenogle Swim Centre and the Stockbridge Market, which occurs every Sunday, is only a short walk away from the property. Regular buses run to and from the city centre and surrounding areas, and the City Bypass, Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach. Both Waverley and Haymarket train stations are a convenient distance away for commuters.

## INCLUDED IN SALE

All fitted floor coverings, light fittings, blinds, and kitchen appliances.

## PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

## HOME REPORT

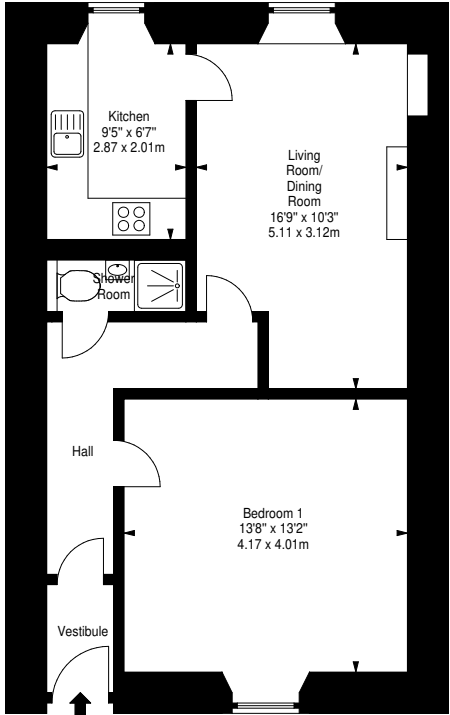
The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band D  
The property has an Energy Rating Category C  
Tenure Freehold

8 Kemp Place,  
Edinburgh,  
Midlothian, EH3 5HU



Approx. Gross Internal Area  
550 Sq Ft - 51.10 Sq M  
For identification only. Not to scale.  
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## NOTES

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2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.  
3. All measurements are approximate and any plans are for guidance only and are not guaranteed.  
4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.  
6. These particulars are not intended to nor will they form part of any contract.  
7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).