



10/5 CHEYNE STREET,
Stockbridge, Edinburgh, EH4 1JE

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SIMPSON & MARWICK

simpsonmarwick.com

10/5 Cheyne Street

Stockbridge, Edinburgh, EH4 1JE

Attractive first floor apartment with 2 double bedrooms, quietly positioned in a highly sought-after location close to excellent local amenities

- Spacious sitting/dining room
- Modern kitchen
- Bedroom 1 with built-in wardrobes
- Further double bedroom
- Bathroom with 3-piece white suite
- Excellent storage, utility cupboard
- Quiet, highly sought-after location
- On-street zoned parking
- Well-maintained shared garden
- Gas central heating



DESCRIPTION

A delightful first floor apartment with 2 bedrooms forms part of a traditional residential terrace and enjoys a tucked away position in the high amenity area of Stockbridge.

This bright and well-proportioned apartment offers comfortable and well-planned accommodation in excellent order throughout. The spacious accommodation includes a well-proportioned sitting/dining room, two double bedrooms, a bathroom with a 3-piece white suite and an excellent level of storage along with a utility cupboard. Externally the charming shared walled garden to the rear is well-maintained and there is on-street zoned parking. This excellent property will be a popular choice for many, so early viewing is highly recommended

LOCATION

Stockbridge is a highly desirable cosmopolitan area situated a short walk from Edinburgh's city centre with a village feel it offers a superb choice

of speciality shops, fashionable bars, quaint coffee shops, delis and boutiques. For larger shopping requirements there is a Waitrose at Comely Bank and a Sainsbury at Craighleith along with a Farmers market on Sunday mornings. Additional shopping and commercial facilities are available in the city centre on Princes Street, George Street and St James Quarter. The green spaces of The Royal Botanic Gardens, Inverleith Park and the Water of Leith Walkway provide many pleasant walks, and the Glenogle Swim Centre and Gym is close by. There are excellent road links to the central motorway network, Forth bridge and city by-pass and there is a tram stop at the West End which provides a direct link with Edinburgh International Airport.

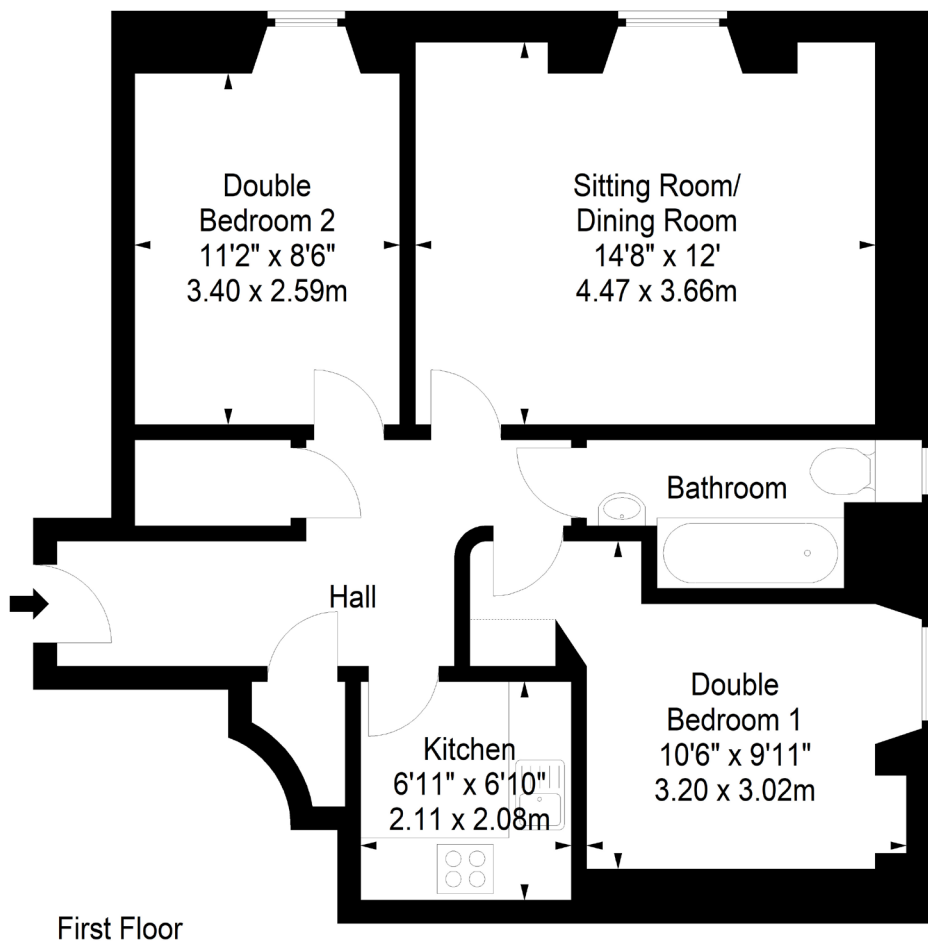
FIXTURES AND FITTINGS

All fitted floor coverings, electric hob, oven, extractor hood, slimline dishwasher and all ceiling lights are included in the sale.





Approx. Gross Internal Area
613 Sq Ft - 56.95 Sq M
For identification only. Not to scale.
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Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations. No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.