



104/4, St Stephen Street
Stockbridge, Edinburgh, EH3 5AQ

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SIMPSON & MARWICK

simpsonmarwick.com

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Fantastic & unique 3 bedroom penthouse apartment with south-facing terrace forming part of handsome building converted from St Stephen's School, and located in the desirable area of Stockbridge.

- Exceptional sitting/dining room open plan to kitchen
- South-facing terrace
- Principal bedroom with en-suite
- 2 further double bedrooms
- Bathroom
- Study recess
- Filled with charm & character
- Desirable residential area
- Permit parking on street
- Gas central heating



DESCRIPTION

Located in the highly sought after residential area of Stockbridge, this superb 3 bedroom penthouse apartment forms part of a converted traditional building that was St Stephen's School. The property lies within close walking distance of all the amenities and attractions of Stockbridge and the City Centre. A particular benefit is the delightful south-facing terrace accessed from the dining area of the exceptional public room.

The interior of the property is complemented by an array of charming period features including stripped and varnished floorboards, working shutters and original stonework. The accommodation is bright and generously proportioned throughout with the open plan public room being a particularly impressive room. This is a rare opportunity to acquire a unique home filled with character and located in one of Edinburgh's most prestigious areas.

LOCATION

Stockbridge forms part of the New Town Conservation area, it is a highly desirable district and is situated a short walk from Edinburgh's city centre. Stockbridge

itself has a village feel and offers a superb choice of speciality shops, fashionable bars, quaint coffee shops and boutiques. For larger shopping requirements there is a Waitrose supermarket at Comely Bank and a Sainsbury's supermarket at Craighleith Retail Park. 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. Regular buses run to and from the city centre and surrounding areas. For commuters the City Bypass, Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and main motorway networks are within easy reach and both Waverley and Haymarket train stations are within a convenient distance.

FIXTURES AND FITTINGS

All fitted floor coverings, blinds, light fittings, oven, hob, fridge/freezer, dishwasher and washing machine. Some items of furniture are available by separate negotiation.





Approx. Gross Internal Area
 1468 Sq Ft - 136.38 Sq M
 For identification only. Not to scale.



Second Floor

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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.