



144/1 St Stephen Street
Stockbridge, Edinburgh, EH3 5AA

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SIMPSON & MARWICK

simpsonmarwick.com

144/1 St Stephen Street,

Stockbridge, Edinburgh, EH3 5AA

Superb lower ground floor level apartment with double bedroom and boxroom, conveniently positioned in a highly sought-after location close to excellent local amenities

- Spacious sitting/dining room
- Well-equipped modern kitchen
- Quietly positioned double bedroom
- Versatile boxroom
- Modern bathroom with 3-piece suite
- On-street, zoned parking
- Shared rear garden
- Double glazing & gas central heating

DESCRIPTION

A well-presented lower ground floor apartment with a double bedroom and box room forming part of a traditional residential terrace conveniently position in the high amenity area of Stockbridge.

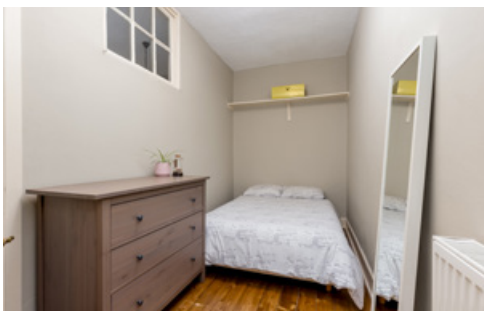
This spacious apartment offers comfortable and well-planned accommodation in fantastic order throughout. The accommodation includes a well-proportioned sitting/dining room, quietly positioned double bedroom, a versatile box room, a bathroom with 3-piece white suite and an excellent level of storage along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

LOCATION

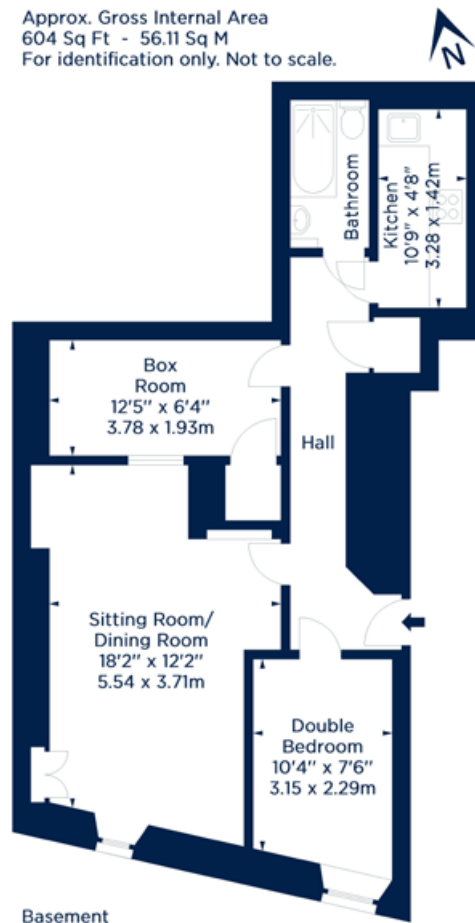
Stockbridge is a highly desirable area situated a short walk from Edinburgh's city centre with a village feel it offers a superb choice of speciality shops, fashionable bars, coffee shops and restaurants. For larger shopping requirements there is a Waitrose at Comely Bank and a Sainsbury at Craighleith along with a Farmers market on Sunday mornings. 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, fridge, washing Machine, freezer and all ceiling lights are included in the sale.



Approx. Gross Internal Area
604 Sq Ft - 56.11 Sq M
For identification only. Not to scale.



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.

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